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MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
SPECIAL MEETING

MONDAY  
JANUARY 9, 1995  
ROOM 2001, 1660 MISSION STREET  
5:00 P.M.

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PRESENT: Commissioners Boomer, Fung, Lowenberg, Prowler and Unobskey  
ABSENT: Commissioners Levine and Martin

THE MEETING WAS CALLED TO ORDER BY PRESIDENT UNOBSKEY AT 5:05 P.M.

STAFF IN ATTENDANCE: Lucian Blazej - Director of Planning, Robert Passmore -  
Zoning Administrator, Eugene Coleman - Acting Commission Secretary

A. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

- (1) Edith McMillan; re: On proposed DEMO Controls in the RCA's - used 3688 Anza case as an example
- (2) Michael Mullertz; re: 3688 Anza - opposed to project

B. TIER III CASES, informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to this case has been filed with the Department of City Planning.

1. 255 MARINA BOULEVARD, south side between Fillmore and Webster Streets, lot 21 in Assessor's Block 436C. - Informational presentation of Building Permit Application No. 9420208 proposing construction of a second garage with new curb cut and driveway to the existing three-story over garage single-family house. The proposed new garage and curb cut would maintain one (1) on-street parking space. The subject property is located in an RH-1 (House, One-Family) District.

**ACTION:** No opposition. Approved as proposed

**VOTE:** +4-0

**ABSENT:** Commissioners Boomer, Levine and Martin



C. DISCRETIONARY REVIEW HEARING

2. 92.622DE (PASSMORE)  
895 EGBERT STREET, south side between Earl and Donahue Streets Lot 25 in Assessor's Block 4918 - Request for Discretionary Review of Building Permit Application No. 9405424 to construct a 30,000 square foot one-story building to house an existing recycling and transfer facility.  
(Continued from Hearing of December 8, 1994)

**SPEAKERS:** (con): Kevin Williams; (pro): Jim Rubin, rep. of project sponsor

**ACTION:** Approved with conditions

**VOTE:** +4-0

**ABSENT:** Commissioners Boomer, Levine and Martin

**MOTION:** 13800

3. 94.338D (PASSMORE)  
815 LISBON STREET, southeast side between Amazon and Geneva Avenues, lot 22 in Assessor's Block 6407 - Request for Discretionary Review of Building Permit Application No. 9314957 proposing a third (3rd) story addition and horizontal/rear addition of 11'-9" to an existing one (1) story over garage structure.  
(Continued from Hearing of July 28, 1994)

**ACTION:** Continued to January 26, 1995

**VOTE:** +4-0

**ABSENT:** Commissioners Prowler, Levine and Martin

4. 94.577D (PASSMORE)  
346 FIRST STREET, south side between Lansing Street and Guy Place, lot 14 in Assessor's Block 3749, Rincon Hill Special Use District - Request for Discretionary Review of Building Permit Application No. 9405435 to add two floors to an existing building and to change the use from industrial/printing/office to 14 live work units and 14 dwelling units located in an RC-4 (Residential-Commercial, Combined: High Density) District.

**SPEAKERS:** (con): Steve Vetial, rep. of DR requestor

**No action. DR withdrawn at hearing**

5. 94.372D (PASSMORE)  
517 EIGHTH AVENUE, west side between Anza and Balboa Streets, Lot 3 Assessor's Block 1551 - Request for Discretionary Review of Building Permit Application No. 9410691 which proposes vertical and horizontal additions to an existing single-family dwelling in an RH-2 (House, Two-Family) District. The project also proposes one additional dwelling unit for a total of two dwelling units.

**SPEAKERS:** (con): Mr. Jones; John & Stacy; Judith Lopez; Robert San; David Balwin

**ACTION:** Public hearing closed. Approve with modifications: . . . cut 12 feet off building. Send to AIA for design review.

**VOTE:** +4-0

**ABSENT:** Commissioners Prowler, Levine and Martin



6. 94.202D (PASSMORE)  
216 STOCKTON STREET, east side between Geary and Post Streets, Lot 13  
Assessor's Block 309 - Request for Discretionary Review of Building Permit  
Application No. 9413942 which proposes alteration of an existing parapet to install a  
Sony Jumbotron roof sign in a C-3-R (Commercial, Downtown: Retail) District.  
**SPEAKERS:** Robert Meyers; Wall Corn; Lana Supan; James Chapple; Greg Pierce;  
Gladys Hanson; (pro): Lemis Synder, project sponsor, Pira Patri, project  
sponsor; Michael Berk; Doug Cain  
**ACTION:** Public hearing closed. Motion to take DR fails for lack of a second -  
project deemed approved.  
**VOTE:** +4-0  
**ABSENT:** Commissioners Prowler, Levine and Martin
7. 94.557D (PASSMORE)  
3840 CLAY STREET, north side between Maple and Cherry Streets, Lot 8  
Assessor's Block 992 - Tier 3 and Request for Discretionary Review of Building  
Permit Application No. 9401679 for construction of a three story rear addition  
projecting approximately 19-feet beyond the 55% coverage line, with an 8-foot  
circular stair to grade beyond that into the mid-block open space in an RH-1  
(House, One-Family) District.  
**SPEAKERS:** (con): Anne Marie Massocca, DR requestor; Ann Hooker; Barbara  
Folger; Danise Pettison; Patricia Hulting; Steve Massocca; Brooke  
Sampson; Steve Vetial; Bob Nelson  
**ACTION:** Public hearing closed. Under Discretionary Review powers,  
disapproved.  
**VOTE:** +4-0  
**ABSENT:** Commissioners Prowler, Levine and Martin

Adjournment - 9:00 P.M.

**THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING  
OF THE CITY PLANNING COMMISSION ON APRIL 20, 1995.**

**ACTION:** Approved as drafted

**VOTE:** +5-0

**ABSENT:** Commissioners Fung and Martin

**NOTE ON APPEALS:** Commission action on Conditional Uses and reclassification may be  
appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information.  
Commission actions after Discretionary Bureau. Call (415) 554-6720 for information. Zoning  
Administrator action on a Variance application may be appealed to the Board of Permit  
Appeals within 10 days of the issuance of the written decision.

**NOTE:** For information related to any of the above matters, please call Linda Avery,  
Administrative Secretary, City Planning Commission, at (415) 558-6414.



**ACCESSIBLE MEETING POLICY**

Hearing will be held at 1660 Mission Street, Room 2001, Second Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the 16th Street-Mission Station. Accessible MUNI Lines serving 1660 Mission Street are the 14 Mission, 9 San Bruno and 71 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points around the perimeter of 1660 Mission Street. American sign language interpreters will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

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MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING

THURSDAY  
JANUARY 12, 1995  
ROOM 282, CITY HALL  
1:30 P.M.

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PRESENT: Commissioners Boomer, Fung, Levine, Lowenberg, Prowler and Unobskey  
ABSENT: Commissioner Martin

THE MEETING WAS CALLED TO ORDER BY PRESIDENT UNOBSKEY AT 1:30 P.M.

STAFF IN ATTENDANCE: Lucian Blazej - Director of Planning, Robert Passmore - Zoning Administrator, Gene Coleman - Acting Commission Secretary

A. ITEMS TO BE CONTINUED

1. 94.306CV (PAEZ)  
1049-1053 HOWARD STREET, southwest corner at Russ Street, Lot 74 in Assessor's Block 3731 - Request for authorization of a Conditional Use to permit a 30-bed Group Housing Facility for women and a drop-in Social Service Center for up to 20 persons, in an SLR (Service/Light-Industrial/Residential) Mixed Use District with a 50-X height and bulk designation.  
(Proposed for Continuance to January 26, 1995)  
ACTION: Continued as indicated  
VOTE: +6-0  
ABSENT: Commissioner Martin
2. 94.535C (NIXON)  
1098 VALENCIA STREET, northwest corner of 22nd Street; Lots 9 and 19 in Assessor's Block 3617. Request for Conditional Use Authorization to allow (1) a use (Social Security Office) having more than 3,000 square feet in area, (2) on a lot containing more than 10,000 square feet in area and (3) for Other Institution, Large, as defined in Section 790.50 of the Planning Code on the second story. The project site is located within the Valencia Neighborhood Commercial District and a 40-X Height and Bulk District.  
(Proposed for Continuance to January 26, 1995)  
ACTION: Continued as indicated  
VOTE: +6-0  
ABSENT: Commissioner Martin



**B. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

(1) Mr. Nortoly; re: Parking on Sacramento

(2) M. Page; re: - Doesn't get CPC Calendar

- Need to research location sites of outreach & crisis centers

**C. COMMISSIONERS' QUESTIONS AND MATTERS**

Levine: - Darling Harbor in Sidney Australia Material

- Rules of Good Behavior by Contractor adopted in London

- Large on-going program to convert class B office space to Residential space in Sidney

Prowler: - Several Bars on January 19 = concern on how CPC can act without police review

**D. DIRECTOR'S REPORT****3. DIRECTOR'S ANNOUNCEMENTS**

- Swearing-in new BOS members-

- New Board President interested in legislation to prevent chain stores

- CPC Decision overturned by BOS re C. Swable Schwabb on West Portal by +9-2

- Ord. work had been done on RCA and in City Attorney's office - scheduled first week of February

**4. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS**

E. TIER III CASES, Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

5. 815 FRANCE AVENUE, Informational presentation of Building Permit Application No. 9418608 proposing a one-story horizontal addition to the rear of the building.

**ACTION:** Approved as indicated

**VOTE:** +6-0

**ABSENT:** Commissioner Martin

6. 1166 MUNICH STREET, Informational presentation of Building Permit Application No. 9417460S proposing a two-story addition to existing two-story single-family dwelling.



**ACTION:** Approved as indicated

**VOTE:** +6-0

**ABSENT:** Commissioner Martin

7. 926-28 CAROLINA STREET, Informational presentation of Building Permit Application No. 9418139 proposing demolition of an existing single-family dwelling and construction of a new two-family dwelling.

**ACTION:** Removed from CPC consideration - still in negotiations

8. 814 HAYES STREET, Informational presentation of Application No. 9410161 for the demolition of a fire damaged architecturally significant single-family-dwelling for which there is no replacement project. This Application was filed by the property owner in response to a lawsuit filed by the City & County of San Francisco for maintaining a public nuisance and violations of the Health & Safety Code, Civil Code and the San Francisco Municipal Code. On December 21, 1994, the Application was reviewed by the Landmarks Preservation Advisory Board and was uncontested.

**ACTION:** Approved as indicated

**VOTE:** +6-0

**ABSENT:** Commissioner Martin

F. UNCONTESTED CASE CALENDAR

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. The Department, has determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendations is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular schedule hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

9. 94.150C (PEARL)  
2152-2154 UNION STREET, north side, between Webster and Pine Streets; Lot 15 in Assessor's Block 533: -- Request for authorization of Conditional Use to establish a non-residential use greater than 2,500 square feet of gross floor area under Section 725.21 of the Planning Code in the Union Street Neighborhood Commercial District in a 40-X Height and Bulk District.

**ACTION:** Approved with conditions as drafted

**VOTE:** +6-0

**ABSENT:** Commissioner Martin

**MOTION:** 13801



G. CONSIDERATION OF FINDINGS AND FINAL MOTION--PUBLIC HEARING CLOSED

10. 94.496C (PEARL)  
4625 CABRILLO STREET, south side between Forty-Seventh and Forty-Eight Avenues; Lot 39 in Assessor's Block 1690 - Request for authorization of Conditional Use under Sections 185.(e) and 303.(e) of the Planning Code to remove the May 2, 1995 termination date for a non-conforming automobile repair garage in an RM-1 (Mixed, Residential; Low Density) District in a 40-X Height and Bulk District.  
(Continued from Regular Meeting of December 8, 1994)  
**NOTE: On December 8, 1994, after receiving public testimony, the Commission closed the public hearing and passed a motion of intent to approve with conditions by a vote of 5-0. Commissioners Fung and Lowenberg were absent.**

**ACTION: Without discussion, continued to January 26, 1995**

**VOTE: +6-0**

**ABSENT: Commissioner Martin**

H. REGULAR CALENDAR

11. 94.596Q (ANDRADE)  
2712 - 22ND STREET, north side between Bryant and York Streets; Lot 16 in Assessor's Block 4144 - Six unit residential condominium conversion subdivision in an RM-1 (Residential, Mixed, Low Density) District.

**ACTION: Approved as drafted**

**VOTE: +6-0**

**ABSENT: Commissioner Martin**

**MOTION: 13803**

12. 94.608Q (ANDRADE)  
382 GREEN STREET, north side between Kearny and Castle Streets; Lot 24 in Assessor's Block 114 - Six-unit residential condominium conversion subdivision in the RM-1 (Residential, Mixed, Low Density) District.

**ACTION: Approved as drafted**

**VOTE: +6-0**

**ABSENT: Commissioner Martin**

**MOTION: 13804**

13. 94.609Q (ANDRADE)  
2250 GREEN STREET, north side between Steiner and Fillmore Streets; Lot 14A in Assessor's Block 539 - Six unit residential condominium conversion and subdivision in an RH-3 (House, Three Family) District.

**ACTION: Approved as drafted**

**VOTE: +6-0**

**ABSENT: Commissioner Martin**

**MOTION: 13805**

14. 94.641Q (ANDRADE)  
265 UNION STREET, southwest corner of Calhoun and Union Streets, Lot 24 in Assessor's Block 113 - Six unit residential condominium conversion subdivision in an RH-3 (House, Three Family) District.



**ACTION:** Approved as drafted  
**VOTE:** +6-0  
**ABSENT:** Commissioner Martin  
**MOTION:** 13806

15. 94.655Q (ANDRADE)  
690 CHURCH STREET, northeast corner of 19th and Church Streets, Lot 12A in Assessor's Block 3585 - Six unit residential condominium conversion subdivision in an RM-1 (Residential, Mixed, Low Density) District.

**ACTION:** Approved as drafted  
**VOTE:** +6-0  
**ABSENT:** Commissioner Martin  
**MOTION:** 13807

16. 94.549C (ANDRADE)  
659 - 45TH AVENUE, Lot 4 in Assessor's Block 1588; west side between Balboa and Anza Streets--Request for Conditional Use Authorization to expand an existing residential care facility to serve up to 14 elder residents in an RH-1 (House, One Family) District.

**ACTION:** Approved as drafted  
**VOTE:** +6-0  
**ABSENT:** Commissioner Martin  
**MOTION:** 13808

17. 94.365L (MARSH)  
400 CLAYTON STREET, THE MCFARLAND RESIDENCE, northeast corner of Clayton and Oak Streets, being Lot 23 in Assessor's Block 1224 - Acting on the recommendation of the Landmark's Preservation Advisory Board to consider designation of the McFarland Residence as Landmark No.208 pursuant to Section 1004 of the City Planning Code. Lot 23 in Assessor's Block 1224 is zoned RH-3 (Residential, Three Family) District and is located within a 40-X Height and Bulk District.

(Continued from Regular Meeting of November 17, 1994)

**ACTION:** Continued indefinitely  
**VOTE:** +6-0  
**ABSENT:** Commissioner Martin

18. 94.300C **PUBLIC HEARING CLOSED** (PEARL)  
3200 FILLMORE STREET, northeast corner of Greenwich Street; Lot 6A in Assessor's Block 509 -- Request for authorization of Conditional Use under Section 725.48 of the Planning Code to establish Other Entertainment (Dance Hall Keeper Permit) within an existing restaurant/bar in the Union Street Neighborhood commercial Zoning District in a 40-X Height and Bulk District.

(Continued from the Regular Meeting of November 10, 1994)

**ACTION:** Disapproved  
**VOTE:** +4-1  
**NO:** Commissioner Prowler  
**EXCUSED:** Commissioner Lowenberg  
**ABSENT:** Commissioner Martin  
**MOTION:** 13809



19. 94.546C (PEARL)  
2160 GREEN STREET, north side between Fillmore and Webster Streets; Lots 28 and 30 in Assessor's Block 540: -- Request for authorization of Conditional Use under Sections 178.(c), 209.9.(e) and 303.(e) of the Planning Code to modify conditions of a previously granted Conditional Use authorization to permit use of a restaurant considered to be accessory to an existing tourist hotel by other than registered hotel guests in an RH-2 (House, Two-Family) zoning district in a 40-X Height and Bulk District.  
(Continued from Regular Meeting of December 1, 1994)

**ACTION: Disapproved**

**VOTE: +4-0**

**ABSENT: Commissioners Levine, Boomer and Martin**

**MOTION: 13810**

AT APPROXIMATELY 6:00 P.M. THE CITY PLANNING COMMISSION CONVENED INTO A DISCRETIONARY REVIEW HEARING.

20. 94.601D (PASSMORE)  
200-212 STOCKTON STREET, east side between Geary, Maiden Lane, and Post Streets, Lot 11 Assessor's Block 309 - Request for Discretionary Review of Building Permit Application No. 9415698 which proposes construction of an electric sign on the rooftop in a C-3-R (Commercial, Downtown: Retail) District.

**ACTION: Approved**

**VOTE: +4-0**

**ABSENT: Commissioners Levine, Boomer and Martin**

21. 94.299D **PUBLIC HEARING CLOSED** (PASSMORE)  
3644 ANZA STREET, south side between ~~Cherry and Maple~~ 27th and 28th Avenues, Lot 18 in Assessor's Block 1517 - Request for Discretionary Review of Building Permit Application No. 9322360 for demolition of an existing one story single family dwelling and replace it with a new three-story over garage three-family dwelling.  
(Continued from Regular Meeting of November 17, 1994)

**ACTION: Continued to January 26, 1995**

**VOTE: 2-0**

**ABSENT: Commissioners Levine, Boomer and Martin**

22. 94.568D (PASSMORE)  
44 EDGEHILL WAY, south side, Lot 10 in Assessor's Block 2923 - Request for Discretionary Review of Building Permit Application No. 9413701 to construct a single family dwelling in an RH-1 (House, One-Family) District.

**ACTION: Approved if modify to comply with RCA**

**VOTE: +4-0**

**ABSENT: Commissioners Levine, Boomer and Martin**

Adjournment -- 8:36 P.M.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON MARCH 16, 1995.

**ACTION: Approved as corrected . . . page two, C. COMMISSIONERS' QUESTIONS AND MATTERS, line 2, Behann should be Behavior and page two, item 3,**



line 3, Swable should be Schwabb; page six, corrected Adjournment time was 8:36 p.m.

VOTE: +6-0

ABSENT: COMMISSIONER MARTIN

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

### NOTICE

#### TENTATIVE HEARING ON RESIDENTIAL CONSERVATION AMENDMENTS (RCA) PROPOSAL TO INITIATE ON JANUARY 19, 1995

The City Planning Commission is contemplating initiating Residential Conservation Amendments (RCA) on January 19, 1995 which would generally lower the height limits applicable to the RH-1 Districts and the RH-2 Districts; would modify the rear yard regulations for the RH-1 Districts and the RH-2 Districts, increasing the required yard area for the RH-1 Districts; would require that proposals for building additions or new buildings in all R Districts conform to Commission-approved design guidelines and be subject to neighborhood notification; would modify the parking requirement for all districts; would modify the regulations for awnings for R and NC-1 Districts and would make other related modifications to various sections of the Planning Code. Copies of the draft ordinance will be available on January 12, 1995.

### ACCESSIBLE MEETING POLICY

Hearings will be held at City Hall, 400 Van Ness Avenue, Room 282, Second Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points around the perimeter of City Hall. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.







CS5  
#21  
1/19/95

MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING

THURSDAY  
JANUARY 19, 1995  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.  
FEB 9 1995

SAN FRANCISCO  
PUBLIC LIBRARY

**PRESENT:** Commissioners Boomer, Levine, Lowenberg, Prowler and Unobskey  
**ABSENT:** Commissioners Fung and Martin

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT UNOBSKEY AT 1:40 P.M.**

**STAFF IN ATTENDANCE:** Lucian Blazej - Director of Planning, Robert Passmore - Zoning Administrator, Milton Edelin, Alec Bash, Amit Ghosh, Barbara Sahm, Alison Kendall, Lois Scott, Linda Avery - Commission Secretary

**A. ITEMS TO BE CONTINUED**

1. 93.389C (PEARL)  
1568 HAIGHT STREET, north side, between Ashbury and Clayton Streets; Lot 17 in Assessor's Block 1231: -- Consideration of revocation of a previously granted authorization of Conditional Use under Section 303.(d) of the Planning Code resulting from alleged violations of conditions contained in Motion Number 11899 dated March 22, 1990 in an existing full-service restaurant and bar in the Haight Street Neighborhood Commercial District and a 40-X Height and Bulk District.  
(Continued from Regular Meeting of December 8, 1994)  
**(Proposed for Continuance to February 9, 1995)**  
**ACTION:** Continued as proposed  
**VOTE:** +5-0  
**ABSENT:** Commissioners Fung and Martin

**B. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

- (1) Michael Mullitz; re: 94.299D, DR case on 3944 Anza
- (2) Edith McMillian; re: 3944 Anza



- (3) Mary Ann Miller; re: Hts in RCA, Home of DCP when City Hall is re-opened
- (4) Patricia Vogough; re: neighborhood crime program
- (5) Virginia Conway; re: Charter

C. COMMISSIONERS' QUESTIONS AND MATTERS

Levine - Boston Strategic Plan  
Speaker - John Bardis

D. DIRECTOR'S REPORT

2. (KENDALL, SCOTT)  
TREASURE ISLAND, Progress report on base closure interim use/leasing activities, Redevelopment Survey Area designation, Citizens Advisory Committee activities, and long range planning schedule and process. Introduction of Gloria Root, Chair of Citizens Reuse Committee.

**No Action**

Commissioner Levine mentioned the Continuum of Care Homeless Program in relation to Treasure Island and requested a presentation before the Commission.  
Speaker - Mike Page

3. (BLAZEJ)  
Information Presentation of a proposed temporary public service/public benefit poster to be painted on the west wall of the Ellis - O'Farrell Parking Garage, pursuant to Planning Code Section 603.(d)

**No Action**

4. (EDELIN)  
Proposed Work Program and Budget for FY 1995-96.

**ACTION:** Continued to January 26, 1995

**VOTE:** +5-0

**ABSENT:** Commissioners Fung and Martin

5. DIRECTOR'S ANNOUNCEMENTS

- Catherine Bauman in Japan on Earthquake Conference
- BBI Commission
- Hunters Point Shipyard

6. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

**BPA:** Appeal of Public Toilets/Kioshi placements

**BOS:** None

E. TIER III CASES, Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

7. 2936 SCOTT STREET, Informational presentation of Building Permit Application No. 9419706 proposing modification of driveway and entry, new wood railings and ballisters at rear and a new rear staircase leading to ground level.



**ACTION:** No opposition. No DR - approved as proposed

**VOTE:** +5-0

**ABSENT:** Commissioners Fung and Martin

**F. UNCONTESTED CASE CALENDAR**

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. The Department, has determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendations is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular schedule hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

**8. 94.612C (PEARL)**

1326 GRANT AVENUE, northeast corner of Vallejo Street; Lot 28 in Assessor's Block 132: -- Request for authorization of Conditional Use to establish a bar (Type 47 Alcoholic Beverage Control License) within an existing Small Self-Service Restaurant under Section 722.41 of the Planning Code in the North Beach Neighborhood Commercial District in a 40-X Height and Bulk District.

**ACTION:** The Department has received knowledge of opposition. Continued to February 2, 1995 for a full hearing.

**VOTE:** +5-0

**ABSENT:** Commissioners Fung and Martin

**G. REGULAR CALENDAR**

**9. 94.433C (PEARL)**

2218 LOMBARD STREET, northwest corner of Steiner Street; Lot 2A in Assessor's Block 490: -- Request for authorization of Conditional Use under Section 712.54 of the Planning Code to establish a Massage Establishment on the second story in an NC-3 (Moderate-Scale Neighborhood Commercial) District in a 40-X Height and Bulk District.

**SPEAKERS:** Brett Gladstone; Scott Duchin; Inspector Kern, SFPD; Serena Bardell; Charles Bain; Joan Girardot; Brooke Sampson; Mike Paige; Patricia Vaughney; Gloria Fontanello; Robert Bardell; Charlotte Maeck

**ACTION:** Public hearing closed. Continued to February 16, 1995

**VOTE:** +5-0

**ABSENT:** Commissioners Fung and Martin

**10. 94.323C (ANDRADE)**

951 HOWARD STREET, Lot 110 in Assessor's Block 3732, north side between Fifth and Sixth Streets: Request for Conditional Use authorization to establish a commercial wireless transmitting receiving or relay facility (as defined by Section 227(h) of the Code) by installing a 60-foot high antenna structure within an existing telephone



switching facility, in the RSD (South of Market Residential Service) District and the 40-X/85-B Height and Bulk District.

**ACTION:** Approved as proposed

**VOTE:** +5-0

**ABSENT:** Commissioners Fung and Martin

**MOTION:** 13811

11. 94.581C (HING)  
668 HAIGHT STREET, north side between Pierce and Steiner Street, Lot 17 in Assessor's Block 847: Request for Conditional Use authorization to add dancing to pre-recorded music played by a disc jockey (defined as Other Entertainment under Section 790.38 of the Planning Code) within an existing bar in an NC-1 (Neighborhood Commercial Cluster) District.

**SPEAKERS:** Janice Buxton St. proj. owner; Willie Hirdelberg; Perry Therry; Teollia Moss; Vincent Thomas; Ted Aiken; Jean Rusk; Jonathan Dearman; Travis Sanford; Fitz Flemming; Otis Maxwell; Mrs. Flemming

**ACTION:** Public hearing closed, intent to disapprove. Final Language on January 26, 1995

**VOTE:** +5-0

**ABSENT:** Commissioners Fung and Martin

12. 94.604C (NIXON)  
1230 POLK STREET, east side between Bush and Fern Streets; Lot 12 in Assessor's Block 669: -- Request for authorization of Conditional Use under Section 723.42 of the Planning Code to establish a Full-Service Restaurant in the Polk Street Neighborhood Commercial) District.

**SPEAKERS:** Fredrick Del Sharon

**ACTION:** Approved with conditions as modified: Delete No. 7 of Exhibit A - Conditions of approval.

**VOTE:** +5-0

**ABSENT:** Commissioners Fung and Martin

**MOTION NO.** 13812

- 13.- 94.538C (ANDRADE)  
50 QUINT STREET, Lot 1 in Assessor's Block 5201, north side between Arthur and Custer Avenues: Request for Conditional Use authorization to establish an automobile dismantling business as defined by Code Section 225(p) in an M-2 (Heavy Industrial) District.

**SPEAKERS:** Carol Ruth Silver, rep. of proj. sponsor; Troy Dangerfield; Officer Mahoney; Commissioner Stern of Redevelopment Agency; Leslie Payne; Sam Jordan; Mark Garzia; Mark Thompson; Espanola Jackson; Julia Viera; Michael Roy; Robert Craft; Migel Chin; Mitch Niayesh; Shawn Lindahl; Theo Cardelli; Hermann Reise; Theresa Chow; Lewis Preston of Redevelopment Agency/Central Relocation Services

**ACTION:** Public hearing closed. Intent to disapprove. Final Language on January 26, 1995

**VOTE:** +5-0

**ABSENT:** Commissioners Fung and Martin



Adjournment -- 8:43 P.M.

**THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON FEBRUARY 2, 1995.**

**ACTION: APPROVED AS PROPOSED**

**VOTE: +5-0**

**ABSENT: COMMISSIONERS BOOMER AND MARTIN**

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

**THE CITY PLANNING COMMISSION  
IS  
MOVING ITS MEETING ROOM IN CITY HALL (ROOM 282)  
TO THE VETERANS BUILDING (ROOM 428)  
EFFECTIVE FEBRUARY 23, 1995**

**ACCESSIBLE MEETING POLICY**

Hearings will be held at City Hall, 400 Van Ness Avenue, Room 282, Second Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points around the perimeter of City Hall. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.







FEB 16 1994

SAN FRANCISCO  
PUBLIC LIBRARY

MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING

THURSDAY  
JANUARY 26, 1995  
ROOM 282, CITY HALL  
1:30 P.M.

**PRESENT:** Commissioners Boomer, Fung, Martin, Levine, Lowenberg, Prowler and Unobskey

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT UNOBSKEY AT 1:40 P.M.**

**STAFF IN ATTENDANCE:** Lucian Blazej - Director of Planning, Robert Passmore - Zoning Administrator, Milton Edelin, Alec Bash, Amit Ghosh, Barbara Sahm, Linda Avery - Commission Secretary

**A. ITEMS TO BE CONTINUED**

1. 94.247Z (GREEN)  
NORTHWEST CORNER OF JAMESTOWN AVENUE AND HARNEY WAY, Lot 8 in Assessor's Block 5023 and Lot 8 in Assessor's Block 4977: Request for amendment of the City of San Francisco Zoning Map changing the zoning designation from RH-1 (One Family) Residential District to C-2 (Community Business) Commercial District.  
(Proposed for Continuance to February 2, 1995)  
**ACTION:** Continued as indicated  
**VOTE:** +6-0  
**ABSENT:** Commissioner Boomer
2. 94.496C (PEARL)  
4625 CABRILLO STREET, south side between Forty-Seventh and Forty-Eight Avenues; Lot 39 in Assessor's Block 1630 - Request for authorization of Conditional Use under Sections 185.(e) and 303.(e) of the Planning Code to remove the May 2, 1995 termination date for a non-conforming automobile repair garage in an RM-1 (Mixed, Residential; Low Density) District in a 40-X Height and Bulk District.  
(Continued from Regular Meeting of January 12, 1995)  
**NOTE:** On December 8, 1994, after receiving public testimony, the Commission closed the public hearing and passed a motion of intent to approve with conditions by a vote of 5-0. Commissioners Fung and Lowenberg were absent.  
(Proposed for Continuance to February 16, 1995)  
**ACTION:** Continued as indicated  
**VOTE:** +6-0  
**ABSENT:** Commissioner Boomer



3.

(MONTANA/ALBERT)

HAYES VALLEY DEVELOPMENT GUIDELINES. Informational presentation and request for Planning Commission endorsement of neighborhood-based Development Guidelines for the Hayes Valley neighborhood which reflect the desires of residents, merchants, design professionals, property owners and relevant government agencies for "in-fill" development of vacant lots and parking lots within the Hayes Valley area regarding preferred land uses, building size, density, parking, open space and other design parameters. This proactive planning effort is intended to reduce risks and lower costs for developers as well as to produce compatible developments which enhance the Hayes Valley neighborhood. Adherence to the guidelines would positively address existing zoning criteria for new development in the area.

(Proposed for Continuance to February 2, 1995)

**ACTION:** Continued as indicated

**VOTE:** +6-0

**ABSENT:** Commissioner Boomer

**B. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

(1) Paul Garvey; re: 576 Eureka Street

(2) Martha Haywood; re: Proposed Development in Miraloma Park

(3) Theresa Ross; re: proposed development in Miraloma Park

(4) Dehnert Queen; re: EIR/EIS for Port Plan

(5) John Bardis; re: Port Plan

**C. COMMISSIONERS' QUESTIONS AND MATTERS**

4. ELECTION OF OFFICERS: in accordance with the Rules and Regulations of the City Planning Commission, the President and Vice President of the Commission "shall be elected at the first Regular Meeting of the Commission held on or after the 15th day of January of each year, or at a subsequent meeting, the date which shall be fixed by the Commission at the first Regular Meeting on or after the 15th day of January each year.

**President:** Sidney Unobskey

**Vice President:** Frank Fung

**Vote:** +7-0

**Levine:** Report of MEMBA meeting



D. DIRECTOR'S REPORT5. DIRECTOR'S ANNOUNCEMENTS

- S.F. Energy Company  
Speaker: D. Queen
- Waterfront Transportation

6. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

BPA: -1800-1700  
-NC Report 10th Avenue

## 7. (EDELIN)

Proposed Work Program and Budget for FY 1995-96.  
(Continued from Regular Meeting of January 19, 1995)

**SPEAKER: Dehnert Queen, Roberta Caravelli**

**ACTION: Approved**

**VOTE: +7-0**

**RESOLUTION: 13814**

E. TIER III CASES, Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

8. 3956 WASHINGTON STREET, between Arguello boulevard and Cherry Street, Lot 10 in Assessor's Block 990 - Informational presentation of Building Permit Application No. 9420626 proposing construction of a two-story rear extension that includes a kitchen remodel and a 3-foot extension of existing rear deck.

**ACTION: No opposition. No DR - approved as proposed**

**VOTE: +7-0**

F. CONSIDERATION OF FINDINGS AND FINAL MOTIONS - PUBLIC HEARING CLOSED

## 9. 94.581C (HING)

668 HAIGHT STREET, north side between Pierce and Steiner Street, Lot 17 in Assessor's Block 847: Request for Conditional Use authorization to add dancing to pre-recorded music played by a disc jockey (defined as Other Entertainment under Section 790.38 of the Planning Code) within an existing bar in an NC-1 (Neighborhood Commercial Cluster) District.

(Continued from Regular Meeting of January 19, 1995)

**NOTE: On January 19, 1995, after receiving public testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote of 5-0. Commissioners Fung and Martin were absent.**

**SPEAKERS: Janice Buxton**

**ACTION: Disapproved**

**VOTE: +5-0**

**EXCUSED: Commissioners Fung and Martin**

**MOTION: 13813**



10. 94.538C (ANDRADE)  
50 QUINT STREET, Lot 1 in Assessor's Block 5201, north side between Arthur and Custer Avenues: Request for Conditional Use authorization to establish an automobile dismantling business as defined by Code Section 225(p) in an M-2 (Heavy Industrial) District.  
(Continued from Regular Meeting of January 19, 1995)  
**NOTE:** On January 19, 1995, after receiving public testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote of 5-0. Commissioners Fung and Martin were absent.  
**ACTION:** Without hearing. Continued to February 2, 1995  
**VOTE:** +6-0  
**ABSENT:** Commissioner Boomer

**3:30 P.M.**

**G. REGULAR CALENDAR**

11. 94.306CV (PAEZ)  
1049-1053 HOWARD STREET, southwest corner at Russ Street, Lot 74 in Assessor's Block 3731 - Request for authorization of a Conditional Use to permit a 30-bed Group Housing Facility for women and a drop-in Social Service Center for up to 20 persons, in an SLR (Service/Light-Industrial/Residential) Mixed Use District with a 50-X height and bulk designation.  
(Continued from Regular Meeting of January 12, 1995)  
**SPEAKERS:** Bill Phillips, proj. sponsor; Matt Starr, owners rep; Cynthia Bell, proj. Manager; Jim Fogler, proj. architect; Roberta Caravelli; Dehnert Queen; Chuck Slatter; Greg Wilkowski; Solomon Rosensway; Tony Julia  
**Public comment closed for Howard Street per President**  
**ACTION:** Approved with conditions as modified: ...add language to condition #1 that addresses food service program  
**VOTE:** +4-2  
**NO:** Commissioners Levine and Lowenberg  
**ABSENT:** Commissioner Prowler  
**MOTION:** 13815  
**NOTE:** The Zoning Administrator closed public hearing on the variance and has taken the matter under advisement.
12. 94.440C (NIXON)  
1050 SOUTH VAN NESS AVENUE, west side between 21st and 22nd Streets; Lot 53 in Assessor's Block 3615: Request for Conditional Use Authorization to allow establishment of (1) Community Facilities §209.4(a); (2) a Church §209.3(j); and (3) the project to be reviewed as a Planned Unit Development §304 seeking exceptions from front setback and rear yard requirements. The project is located within an RM-2 (Residential Moderate Density) District and a 50-X Height and Bulk District.  
**ACTION:** Approved with conditions as proposed  
**VOTE:** +6-0  
**ABSENT:** Commissioner Prowler  
**MOTION:** 13816



13. 94.535C (NIXON)  
1098 VALENCIA STREET, northwest corner of 22nd Street; Lots 9 and 19 in Assessor's Block 3617. Request for Conditional Use Authorization to allow (1) a use (Social Security Office) having more than 3,000 square feet in area, (2) on a lot containing more than 10,000 square feet in area and (3) for Other Institution, Large, as defined in Section 790.50 of the Planning Code on the second story. The project site is located within the Valencia Neighborhood Commercial District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of January 12, 1995)

**ACTION:** Approved with conditions as proposed

**VOTE:** +6-0

**ABSENT:** Commissioner Prowler

**MOTION:** 13817

14. 94.620C (PEARL)  
4831 MISSION STREET, southeast side between Russia and France Avenues; Lot 22 in Assessor's Block 6272: -- Request for authorization of Conditional Use under Section 161.(j) of the Planning Code to reduce the residential off-street parking requirement for a proposed three (3) family dwelling to be constructed in an NC-3 (Moderate-Scale Neighborhood Commercial) District in a 40-X Height and Bulk District.

**ACTION:** Approved with conditions as proposed

**VOTE:** +6-0

**ABSENT:** Commissioner Prowler

**MOTION:** 13818

15. 94.221CEKS (PAEZ)  
39-43 BOARDMAN PLACE, east side between Bryant and Brannan Streets, Lots 90 and 91 in Assessor's Block 3779--Request for authorization of a Conditional Use to permit the demolition of an existing single-family dwelling and the construction of a replacement structure containing 14 live/work units in an SLI (Service/Light-Industrial) Mixed Use District with a 50-X Height and Bulk Designation.

**SPEAKERS:** Mr. Jerry Dean, proj. sponsor; Ms. Jerry Scott; Dan Maginniss; Alice Barkley, rep. of proj. sponsor

**ACTION:** Following hearing, continued to March 9, 1995

**VOTE:** +6-0

**ABSENT:** Commissioner Prowler

#### SPECIAL DISCRETIONARY REVIEW HEARING

**NOTICE** AT APPROXIMATELY 6:15 P.M. THE CITY PLANNING COMMISSION  
CONVENED INTO A DISCRETIONARY REVIEW HEARING.

16. 94.299D PUBLIC HEARING CLOSED (PASSMORE)  
3644 ANZA STREET, south side between 27th and 28th Avenues, Lot 18 in Assessor's Block 1517 - Request for Discretionary Review of Building Permit Application No. 9322360 for demolition of an existing one story single family dwelling and replace it with a new three-story over garage three-family dwelling.

(Continued from Regular Meeting of January 12, 1995)

**SPEAKERS:** Alice Barkley, rep. of proj. sponsor; Edith McMillian; Michael Mulletts



**ACTION:** Public hearing re-opened for new plans. Public hearing closed. No DR.  
Approved plans presented January 26, 1995

**VOTE:** +5-0

**ABSENT:** Commissioners Prowler and Martin

17. 94.338D (PASSMORE)  
815 LISBON, southeast side between Amazon and Geneva Avenues, lot 22 in Assessor's Block 6407 - Request for Discretionary Review of Building Permit Application No. 9314957 proposing a third (3rd) story addition and horizontal/rear addition of 11'-9" to an existing one (1) story over garage structure.  
(Continued from Regular Meeting of January 9, 1995)

**SPEAKERS:** Jovian Salavizaro

**ACTION:** No DR. Project is approved as proposed.

**VOTE:** +4-0

**EXCUSED:** Commissioner Boomer

**ABSENT:** Commissioners Martin and Prowler

18. 94.599D (PASSMORE)  
2266 - 17TH AVENUE, east side between Rivera and Santiago Streets, Lot 27 in Assessor's Block 233A - Request for Discretionary Review of Building Permit Application No. 9415276 to construct a one story addition in back of the existing building with a vertical and horizontal addition.

**SPEAKERS:** Alina Steinberg, DR rep.; Dean Mar; Wilson Mah; Ann Gilmore; Bill Palmer; Donna Shabon; Howard Stressner; Peter Lam, proj. Architect; Pamela Ng, daughter; Lisa Ng, daughter; David Ng, son

**REBUTTAL:** Alina Steinberg; Peter Lam

**ACTION:** Public hearing closed. Under DR power approved as proposed

**VOTE:** +5-0

**ABSENT:** Commissioners Martin and Prowler

19. 94.634D (PASSMORE)  
36 EDGEHILL WAY, west side, Lot 7 in Assessor's Block 2923 - Request for Discretionary Review of Building Permit Application No. 9419444 to construct a 2-story single family dwelling in an RH-I (House, One-Family) District.

**SPEAKERS:** Bud Wilson; Margaret Frank Gilliam; Howard Strausner; Cathy Darcy; Eva Noian; John Bardis; Mrs. Rotin; Maryanne Iacomini, proj. sponsor; Mr. Martello Iacomini, proj. sponsor; Bill Halland, proj. architect; Jim Sayacamo; Barry Kane

**REBUTTAL:** Cathy Darby; Bill Holland

**ACTION:** Public hearing closed. Continued to February 16, 1995

**VOTE:** +5-0

**ABSENT:** Commissioners Martin and Prowler

Adjournment -- 8:30 P.M.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON FEBRUARY 9, 1995.

**ACTION:** Approved as corrected: #4; Levine: Report of NEMBA meeting

**VOTE:** +6-0

**ABSENT:** Commissioner Martin



NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

## NOTICE

### INITIATION OF RESIDENTIAL CONSERVATION AMENDMENTS (RCA) PROPOSED FOR CONSIDERATION ON FEBRUARY 9, 1995

The City Planning Commission is now contemplating initiating Residential Conservation Amendments (RCA) on February 9, 1995. These amendments would generally lower building heights permitted in the RH-1 Districts and the RH-2 Districts; would modify the rear yard regulations for the RH-1 Districts and the RH-2 Districts, increasing the required yard area for the RH-1 Districts; would require that proposals for building additions or new buildings in all R Districts conform to Commission-approved design guidelines and be subject to neighborhood notification; would modify the parking requirement for all districts; would modify the regulations for awnings for R and NC-1 Districts and would make other related modifications to various sections of the Planning Code. Copies of the draft ordinance will be available on February 2, 1995. A public hearing on the controls will be set for a later February or March 1995 Commission meeting.

### THE CITY PLANNING COMMISSION IS MOVING ITS MEETING ROOM IN CITY HALL (ROOM 282) TO THE VETERANS BUILDING (ROOM 428) EFFECTIVE FEBRUARY 23, 1995

### ACCESSIBLE MEETING POLICY

Hearings will be held at City Hall, 400 Van Ness Avenue, Room 282, Second Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J, K, L, M and N. Accessible curb side parking has been designated at points around the perimeter of City Hall. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.







655  
#21  
2/2/95

MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING

THURSDAY  
FEBRUARY 2, 1995  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

FEB 28 1995

SAN FRANCISCO  
PUBLIC LIBRARY

**PRESENT:** Commissioners Fung, Levine, Lowenberg, Prowler, Unobskey  
**ABSENT:** Commissioners Boomer and Martin

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT UNOBSKEY AT 1:34 P.M.**

**STAFF IN ATTENDANCE:** Lucian Blazej - Director of Planning, Robert Passmore - Zoning Administrator, Susana Montana, Peter Albert, Vincent Marsh, Linda Avery - Commission Secretary

**A. ITEMS TO BE CONTINUED**

1. 94.650C (NIXON)  
1634-1644 PINE STREET, north side between Van Ness Avenue and Franklin Street, Lot 7 in Assessor's Block 647: Request for authorization of Conditional Use under Section 712.59 of the Planning Code to establish an Automobile Repair Facility in the NC-3 (Moderate Scale, Neighborhood Commercial) District and the Automotive Special Use District.  
(Proposed for Continuance to February 16, 1995)  
**ACTION:** Continued as proposed  
**VOTE:** +5-0  
**ABSENT:** Commissioners Boomer and Martin
2. 94.637C (ANDRADE)  
1560 FILLMORE STREET, Lot 13A in Assessor's Block 708; southeast corner of Geary frontage road and Fillmore Street: Request for authorization to establish a large fast food restaurant under Section 712.43 in the NC-3 (Neighborhood Commercial, Moderate Scale) District.  
(Proposed for Continuance to February 23, 1995)  
**ACTION:** Continued as proposed  
**VOTE:** +5-0  
**ABSENT:** Commissioners Boomer and Martin
3. (GREEN)  
NEIGHBORHOOD COMMERCIAL DISTRICTS CITYWIDE, City Planning Commission discussion and public hearing on Article 7 Neighborhood Commercial District Zoning Controls. The preparation of a report is required by Section 701.2 of the Planning Code and is available at the Planning Department.  
(Proposed for Continuance to March 9, 1995)  
**ACTION:** Continued as proposed



**VOTE: +5-0**

**ABSENT: Commissioners Boomer and Martin**

**B. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

(1) Edith McMillian; re: CPC Action re 3644 Anza at CPC hearing January 26, 1995

(2) Virginia Conway; re: 1340 Bryant/Alameda

**C. COMMISSIONERS' QUESTIONS AND MATTERS**

4. Proposed for adoption the draft minutes of January 19, 1995.

**ACTION: Approved**

**VOTE: +5-0**

**ABSENT: Commissioners Boomer and Martin**

5. Consideration of a resolution to temporary relocate the hearing room of the San Francisco Planning Commission from City Hall, Room 282. In February 1995, City Hall will close for repairs and earthquake retrofit. During its closure unless otherwise noticed, the Planning Commission proposes to hold their public hearings in Room 428 of the War Memorial Building, 401 Van Ness Avenue, San Francisco, CA 94102 (Across from City Hall).

**SPEAKERS: Virginia Conway; Mike Page**

**ACTION: Approved**

**VOTE: +5-0**

**RESOLUTION: 13819**

**D. DIRECTOR'S REPORT**

**6. DIRECTOR'S ANNOUNCEMENTS**

- Examiner coverage of Department Budget
- Groundbreaking for San Francisco General Hospital Garage
- Treasure Island Citizen's Reuse Committee's next meeting
- SPUR Workshop held last Friday on \_\_\_\_, Lu Blazej and Toby Levine attended



7. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

BPA: None

BOS: None

E. CONSIDERATION OF FINDINGS AND FINAL MOTIONS - PUBLIC HEARING CLOSED

8. 94.538C (ANDRADE)  
50 QUINT STREET, Lot 1 in Assessor's Block 5201, north side between Arthur and Custer Avenues: Request for Conditional Use authorization to establish an automobile dismantling business as defined by Code Section 225(p) in an M-2 (Heavy Industrial) District.

(Continued from Regular Meeting of January 26, 1995)

**NOTE:** On January 19, 1995, after receiving public testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote of 5-0. Commissioners Fung and Martin were absent.

**ACTION:** Disapproved

**VOTE:** +4-0

**ABSENT:** Commissioners Boomer and Martin

**EXCUSED:** Commissioner Fung

**MOTION:** 13820

F. REGULAR CALENDAR

9. (MONTANA/ALBERT)  
HAYES VALLEY DEVELOPMENT GUIDELINES, Informational presentation and request for Planning Commission endorsement of neighborhood-based Development Guidelines for the Hayes Valley neighborhood which reflect the desires of residents, merchants, design professionals, property owners and relevant government agencies for "in-fill" development of vacant lots and parking lots within the Hayes Valley area regarding preferred land uses, building size, density, parking, open space and other design parameters. This proactive planning effort is intended to reduce risks and lower costs for developers as well as to produce compatible developments which enhance the Hayes Valley neighborhood. Adherence to the guidelines would positively address existing zoning criteria for new development in the area.

(Continued from Regular Meeting of January 26, 1995)

**ACTION:** Approved

**VOTE:** +5-0

**ABSENT:** Commissioners Boomer and Martin

**RESOLUTION:** 13821

3:00 P.M.

10. 94.247Z (GREEN)  
NORTHWEST CORNER OF JAMESTOWN AVENUE AND HARNEY WAY, Lot 8 in Assessor's Block 5023 and Lot 8 in Assessor's Block 4977: Request for amendment of the City of San Francisco Zoning Map changing the zoning designation from RH-1 (One Family) Residential District to C-2 (Community Business) Commercial District.

(Continued from Regular Meeting of January 26, 1995)

**ACTION:** Approved

**VOTE:** +4-0



**ABSENT: Commissioners Boomer, Martin and Prowler**  
**RESOLUTION: 13822**

11. 94.612C (PEARL)  
1326 GRANT AVENUE, northeast corner of Vallejo Street; Lot 28 in Assessor's Block 132: -- Request for authorization of Conditional Use to convert an existing Small Self-Service Restaurant to a bar (Type 48 Alcoholic Beverage Control License) under Section 722.41 of the Planning Code in the North Beach Neighborhood Commercial District in a 40-X Height and Bulk District.  
(Continued from Regular Meeting of January 19, 1995)  
**SPEAKERS: Salvatori, proj. sponsor; (con): Andrew Yick**  
**ACTION: Intent to disapprove. Final Language on February 9, 1995. Public hearing closed.**  
**VOTE: +5-0**  
**ABSENT: Commissioners Boomer and Martin**

12. 94.632C (HING)  
1916 IRVING STREET, north side between 20th and 21st Avenue, Lot 20 in Assessor's Block 1730: Request for Conditional Use authorization to establish a small self-service restaurant (as defined by Planning Code Section 790.91) in an NC-2 Small Scale Neighborhood Commercial District and Irving Street Restaurant and Fast-Food Subdistrict.  
**SPEAKERS: Sina Mirirawi, proj. owner; (con): Bernice O'Brian; Victor Tawal, husband of owner**  
**ACTION: Approved with conditions as proposed**  
**VOTE: +5-0**  
**ABSENT: Commissioners Boomer and Martin**  
**MOTION: 13823**

**SPECIAL DISCRETIONARY REVIEW HEARING**

**NOTICE AT APPROXIMATELY 4:30 P.M. THE CITY PLANNING COMMISSION  
CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.**

13. 93.745D (PASSMORE)  
1576 UNION STREET, north side between Van Ness Avenue and Franklin Street, Lot 16 Assessor's Block 527 - Request for Discretionary Review of Building Permit Application No. 9404090 for demolition of a one story commercial and residential building and its replacement with a three story over garage residential building containing five dwelling units. The existing building has been rated as a "B.2" (compatible Victorian, Edwardian, Twenties, Art Deco, or Contemporary buildings which are typical or "background buildings which should be preserved in the Union Street Design Guidelines, which were adopted by the City Planning Commission, as a means to provide satisfactory review criteria to determine the adequacy of projects to the character and stability of Union Street.  
(Continued from Regular Meeting of December 1, 1995)  
**SPEAKERS: (pro): Bruce Baumann, rep. of proj. sponsor; Marty McAvon, co-proj. sponsor; Kevin McAvoy; co-proj. sponsor; Joyce Reeun; Brian McAvoy, co-proj. sponsor; (con): Lislie Luihart, Union Street Assoc.; Alan Levy**  
**REBUTTAL: Bruce Baumann**  
**ACTION: Public hearing closed. Under DR powers, approved as proposed**



**VOTE:** +5-0

**ABSENT:** Commissioners Boomer and Martin

14. 94.571D (MARSH/PASSMORE)  
232-34 CASTRO STREET, Lot 3 in Assessor's Block 2613 - Request for Discretionary Review of Building Permit Applications No. 9411889 and 9411890 to affirm appropriateness of the proposed replacement structure and allow demolition of a building rated as a Category 1 in the City's 1976 Architectural survey. New construction of a three family dwelling with 5 parking spaces. The Landmarks Board has recommended against demolition of the existing structure.  
**SPEAKERS:** (con): Vincent Marsh, staff of Dept. of City Planning and rep. of LPAB; Ann Bloomfield; David Baldwin, SF Heritage; (pro): William Mandel, proj. sponsor; Jim Keith; Frank Fisher; Bonnie Row; Bruce Travaçanti; Pat Robertson  
**REBUTTAL:** David Baldwin, Jim Keith  
**ACTION:** Public hearing closed. Under DR powers, approved as proposed  
**VOTE:** +5-0  
**ABSENT:** Commissioners Boomer and Martin

15. 94.624D (PASSMORE)  
31 HANCOCK STREET, Lot 90 in Assessor's Block 3585 - Request for Discretionary Review of Building Permit Application No. 9412496 proposing new construction of a five-story over garage three-family house on a vacant upsloping lot. There is an existing garage structure at the front of the lot which will remain.  
**ACTION:** At the request of both sides, this item was continued to February 16, 1995, without hearing.  
**VOTE:** +5-0  
**ABSENT:** Commissioners Boomer and Martin

Adjournment -- 5:45 P.M.

**THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON FEBRUARY 16, 1995**

**ACTION:** APPROVED AS DRAFTED

**VOTE:** +4-0

**ABSENT:** COMMISSIONERS LOWENBERG, MARTIN AND PROWLER

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.



**NOTICE****INITIATION OF RESIDENTIAL CONSERVATION AMENDMENTS (RCA)  
PROPOSED FOR CONSIDERATION ON FEBRUARY 9, 1995**

The City Planning Commission is now contemplating initiating Residential Conservation Amendments (RCA) on February 9, 1995. These amendments would modify building height controls in the RH-1 Districts and the RH-2 Districts; would modify the rear yard regulations for the RH-1 Districts and the RH-2 Districts, increasing the required yard area for the RH-1 Districts; would require that proposals for building additions or new buildings in all R Districts conform to Commission-approved design guidelines and be subject to neighborhood notification; would modify the parking requirement for all districts; would modify the regulations for awnings for R and NC-1 Districts and would make other related modifications to various sections of the Planning Code. Copies of the draft ordinance will be available on February 2, 1995. A public hearing on the controls will be set for a later February or March 1995 Commission meeting.

**WITH THE CLOSURE OF CITY HALL IN FEBRUARY 1995  
FOR REPAIRS AND EARTHQUAKE RETROFIT,  
THE CITY PLANNING COMMISSION  
IS  
MOVING ITS MEETING ROOM FROM CITY HALL (ROOM 282)  
TO THE VETERANS BUILDING (ROOM 428)  
EFFECTIVE FEBRUARY 23, 1995**

**ACCESSIBLE MEETING POLICY**

Hearings will be held at City Hall, 400 Van Ness Avenue, Room 282, Second Floor, San Francisco, CA until its closure on February 17, 1995. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points around the perimeter of City Hall. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

020295S



MAR 2 1995

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MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING

THURSDAY  
FEBRUARY 9, 1995  
ROOM 282, CITY HALL  
1:30 P.M.

**PRESENT:** Commissioners Boomer, Fung, Levine, Lowenberg, Prowler and Unobskey  
**ABSENT:** Commissioner Martin

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT UNOBSKEY AT 1:34 P.M.**

**STAFF IN ATTENDANCE:** Lucian Blazej - Director of Planning, Robert Passmore - Zoning Administrator, Milton Edelin, Alec Bash, Paul Rosetter, Linda Avery - Commission Secretary

**A. ITEMS TO BE CONTINUED**

1. 94.633C/93.389C (PEARL)  
1568 HAIGHT STREET, north side, between Ashbury and Clayton Streets; Lot 17 in Assessor's Block 1231: -- Consideration of revocation of a previously granted authorization of Conditional Use under Section 303.(d) of the Planning Code resulting from alleged violations of conditions contained in Motion Number 11899 dated March 22, 1990 in an existing full-service restaurant and bar in the Haight Street Neighborhood Commercial District and a 40-X Height and Bulk District.  
(Continued from Regular Meeting of January 19, 1995)  
**(Proposed for Continuance to February 23, 1995)**  
**ACTION:** Continued as proposed  
**VOTE:** +6-0  
**ABSENT:** Commissioner Martin

**B. PUBLIC COMMENT NONE**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**



C. COMMISSIONERS' QUESTIONS AND MATTERS

2. Consideration for adoption the draft minutes of January 26, 1995.  
**ACTION:** Approved as corrected: #4; Levine: Report of NEMBA meeting  
**VOTE:** +6-0  
**ABSENT:** Commissioner Martin
3. Consideration for adoption a meeting schedule of the CPC for calendar year 1995.  
**ACTION:** Continued to February 16, 1995  
**VOTE:** +6-0  
**LEVINE:** UN Plaza Update

D. DIRECTOR'S REPORT

4. DIRECTOR'S ANNOUNCEMENTS
  - Urban Sprawl/Cost
  - Transportation Element to Transportation Dept
5. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS
  - 600 Van Ness appeal before BOS next Monday
6. CONTINUUM OF CARE HOMELESS PLAN - INFORMATIONAL PRESENTATION BY LIZ RESNER.  
**SPEAKERS:** Liz Resner, Mayor's Homeless Program; Mark Trants - Mayor's Office of Housing  
No action required. Get material from them for CPC and invite them back
7. QUARTERLY REPORT (BASH)  
Fiscal Year 94-95, Second Quarter Report for the Current Planning Division of the Planning Department.  
**ACTION:** Continued to later in calendar. The Commission did not hear this item.

E. CONSIDERATION OF FINDINGS AND FINAL MOTIONS - PUBLIC HEARING CLOSED

8. 94.612C (PEARL)  
1326 GRANT AVENUE, northeast corner of Vallejo Street; Lot 28 in Assessor's Block 132: -- Request for authorization of Conditional Use to convert an existing Small Self-Service Restaurant to a bar (Type 48 Alcoholic Beverage Control License) under Section 722.41 of the Planning Code in the North Beach Neighborhood Commercial District in a 40-X Height and Bulk District.  
(Continued from Regular Meeting of February 2, 1995)  
**NOTE:** On February 2, 1995, after receiving public testimony, the Commission closed public hearing and passed a motion of intent to disapprove request by a vote of +5 -0. Commissioners Boomer and Martin were absent.  
**ACTION:** Disapproved  
**VOTE:** +5-0



**EXCUSED:** Commissioner Boomer

**ABSENT:** Commissioner Martin

**MOTION No:** 13824

**F. REGULAR CALENDAR**

9. 94.389C (McDONALD)  
701 HAYES STREET, south side between Buchanan and Webster Streets, Lot 26 in Assessor's Block 820, known as Hayes Valley Housing North Site--Request for Conditional Use Authorization to allow demolition of the existing 134 dwelling units and construction of a Planned Unit Development of 85 affordable dwelling units with exceptions from Planning Code requirements for rear yard dimensions and the number of off-street parking spaces in an RM-2 (Mixed Residential, Moderate Density) District with a 50-X height and bulk designation.  
**SPEAKERS:** (pro): Karen Huggins, resident of public housing, also a Housing Authority Commission; Paula Kruguyer, rep. of proj. sponsor; Tony Salizar, rep. of sponsor/co-devp.; Bill Witte, rep. of sponsor/co-devp.; Barbara Smith, SF Housing Authority; Israel Cannon, resident; Joel Lipskey, Mayor's Office of Housing; Ann Ingle, resident; Jean Rusk; Jackie Martin; (con): Cecelia Shepard; (pro): Maureen Oddone; Thomas Webb; Valerie Street; David Swingle; (name unknown); Fran Denoto; Dennis Scott- Bush; Pamela Smith; Rosario Bacon Billingsley; Chester Meadows; Marcia Gaines  
**ACTION:** Public hearing closed on site plans of property. Continued to March 9, 1995  
**VOTE:** +6-0  
**ABSENT:** Commissioner Martin
10. 94.390C (McDONALD)  
401 PAGE STREET, south side between Buchanan and Webster Streets; Lot 12 in Assessor's Block 850, known as Hayes Valley Housing South Site--Request for Conditional Use Authorization to allow demolition of the existing 160 dwelling units and construction of a Planned Unit Development of 110 affordable dwelling units and a community facility with exceptions from Planning code requirements for rear yard dimensions, useable open space dimensions and number of off-street parking spaces in an RM-3 (Mixed Residential, Medium Density) District with a 40-X height and bulk designation.  
**SPEAKERS:** (pro): Karen Huggins, resident of public housing, also a Housing Authority Commission; Paula Kruguyer, rep. of proj. sponsor; Tony Salizar, rep. of sponsor/co-devp.; Bill Witte, rep. of sponsor/co-devp.; Barbara Smith, SF Housing Authority; Israel Cannon, resident; Joel Lipskey, Mayor's Office of Housing; Ann Ingle, resident; Jean Rusk; Jackie Martin; (con): Cecelia Shepard; (pro): Maureen Oddone; Thomas Webb; Valerie Street; David Swingle; (name unknown); Fran Denoto; Dennis Scott- Bush; Pamela Smith; Rosario Bacon Billingsley; Chester Meadows; Marcia Gaines  
**ACTION:** Public hearing closed on site plans of property. Continued to March 9, 1995  
**VOTE:** +6-0  
**ABSENT:** Commissioner Martin



11. 94.590D (PASSMORE)  
**2980 LAKE STREET**, east side by El Camino del Mar, Lot 12 in Assessor's Block 1328  
- Request for Discretionary Review of Building Permit Application No. 9407039  
proposing enclosing an existing balcony for a sunroom at the rear of the two story,  
single family dwelling. The structure is located in an RH-1(D) (House, Detached, Single  
Family) District.  
**SPEAKERS:** (con): Ziva Kardos, DR applicant; Kate Kardos; (pro): Jerry Klein,  
rep. of proj. sponsor; Frank Yee, proj. sponsor  
**REBUTTAL:** Zina Cardos  
**ACTION:** Under DR powers, approved with modification requiring use of clear  
glass  
**VOTE:** +5-0  
**ABSENT:** Commissioners Martin and Prowler
12. 94.591D (PASSMORE)  
**7 KRONQUIST COURT**, east side between Army and 27th Streets, Lot 22A in  
Assessor's Block 6582 - Request for Discretionary Review of Building Permit  
Application No. 9411004 proposing the erection of two rear decks, construction of  
inside stairs and the removal of old stairs.  
**SPEAKERS:** (con): Clair Pilcher, rep. of DR requestor; David Burness, architect  
rep. of DR requestor; Abbie Airo, DR Requestor; DR. Frank  
McLaughlin, DR Requestor; (pro): Denise Riley Ewings, proj.  
sponsor; Andrica Auias, contractor  
**REBUTTAL:** Clair Pilcher; Denise Riley Ewing  
**ACTION:** Approved staff recommendation  
**VOTE:** +5-0  
**ABSENT:** Commissioners Martin and Prowler
13. 95.052ET (ROSETTER)  
**RESIDENTIAL CONSERVATION AMENDMENTS**, Propose to initiate amending the  
City Planning Code by amending Sections 102.12, 122, 130, 133, 134, 136, 136.1, 141,  
142, 144, 145, 145.1, 154, 175, 181, 188, 204.1, 206, 260, 261, 303, 306.1, 306.8,  
308.9, 307, 308.2, 316, 316.2, 316.3, 316.4, 316.5, 316.6, 316.7 and 316.8, and by  
adding new Sections 133.1, 144.1, 144.2, 260.1, 303.1, 311, 312 to change the  
restrictions and review procedures that apply to buildings, uses and features principally  
in the RH-1(D), RH-1(S), RH-1 and RH-2 zoning Districts by modifying requirements  
that relate to yard area, height limits, parking and non-conforming uses. These  
modifications are not limited to modifications of the way height is measured, of the yard  
area that applies to the RH-1(D), RH-1(S) and RH-1 Districts, of the permitted  
obstructions into open areas, of the special height limits applicable to the RH-1(D),  
RH-1(S), RH-1 and RH-2 Districts and the procedure for achieving the mapped height  
limit in these districts, and of the powers of the Zoning Administrator. The RCAs also  
include new provisions for a special height district in the southwest portion of the city,  
requiring a zoning map amendment, for side yards applicable to certain situations, for  
notification and permit application review procedures, for enforcement of notification  
procedures and adherence to approved design guidelines, and for review of proposed  
demolitions in residential districts.  
**SPEAKERS:** Mary Anne Miller; Mark Brand; John Bardis; Margaret Sigel; Joe  
O'Donoughe; Anita Theoharris; Bud Wilson; Alice Barkley; Dick Millett  
**ACTION:** Continued to February 23, 1995  
**VOTE:** +5-0



**ABSENT:** Commissioners Martin and Prowler

14. 95.072ET (ROSETTER)  
MAJOR RECLASSIFICATION MAILED NOTICE AMENDMENT, Propose to initiate amendments to Section 306.3 of the City Planning Code to exempt major zoning map reclassification from mailed notice requirements if such reclassification are part of a general zoning study and cover 30 acres or more. This amendment is intended to apply to the creation of the Southwest Residential Special Height District proposed as part of the Residential Conservation Amendments.  
**SPEAKERS:** Mary Anne Miller; Mark Brand; John Bardis; Margaret Sigel; Joe O'Donoughe; Anita Theoharris; Bud Wilson; Alice Barkley; Dick Millett  
**ACTION:** Approved. Public hearing: March 23, 1995  
**VOTE:** +5-0  
**ABSENT:** Commissioners Martin and Prowler  
**RESOLUTION No. 13825**

Adjournment -- 6:20 P.M.

**THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON FEBRUARY 23, 1995.**

**ACTION:** APPROVED AS DRAFTED

**VOTE:** +7-0

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

### NOTICE

#### **CITY PLANNING COMMISSION HUNTERS POINT SHIPYARD TOUR THURSDAY, MARCH 2, 1995**

On Thursday, March 2, 1995, Planning Department staff will conduct a tour of Hunters Point Shipyard for the City Planning Commission. Hunters Point Shipyard is currently the subject of a proposed Draft Plan. Further details will be provided in next week's Commission Calendar. Those persons interested in the tour should contact David Lindsay of the Planning Department at 558-6393.

### NOTICE

**WITH THE CLOSURE OF CITY HALL IN FEBRUARY 1995,  
FOR REPAIRS AND EARTHQUAKE RETROFIT,  
THE CITY PLANNING COMMISSION  
IS  
MOVING ITS MEETING ROOM FROM CITY HALL (ROOM 282)**



**TO THE VETERANS BUILDING (ROOM 428)  
EFFECTIVE FEBRUARY 23, 1995**

**ACCESSIBLE MEETING POLICY**

Hearings will be held at City Hall, 400 Van Ness Avenue, Room 282, Second Floor, San Francisco, CA until its closure on February 17, 1995. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points around the perimeter of City Hall. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

020995S



355  
#21  
2/22/95

**MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING**

DOCUMENTS DEPT.

MAR 22 1995

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THURSDAY  
FEBRUARY 23, 1995  
ROOM 428, WAR MEMORIAL BUILDING  
401 VAN NESS AVENUE  
1:30 P.M.

**PRESENT:** Commissioners Boomer, Fung, Martin, Levine, Lowenberg, Prowler and Unobskey

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT UNOBSKEY AT 1:45 P.M.**

**STAFF IN ATTENDANCE:** Lucian Blazej - Director of Planning, Robert Passmore - Zoning Administrator, Vincent Marsh, Linda Avery - Commission Secretary

**A. ITEMS TO BE CONTINUED**

1. 94.196C **PUBLIC HEARING CLOSED** (ANDRADE)  
1099 MISSISSIPPI STREET; northeast corner of Mississippi and 25th Streets; Lot 8A in Assessor's Block 4224 - Request for Conditional Use Authorization to build ten dwelling units on a 10,000 square foot lot in an M-1 (Light Industrial) District. (Continued from Regular Meeting of December 15, 1994)  
(Proposed for continuance to April 27, 1995)  
**ACTION:** Continued as proposed  
**VOTE:** +7-0

**B. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

- (1) Edith McMillian; re: various item brought up at CPC hearing on February 16, 1995  
(2) Patricia Voughey



**C. COMMISSIONERS' QUESTIONS AND MATTERS**

2. Consideration for adoption the draft minutes of February 9, 1995.

**Levine:** Consider fixing cancellation of 5th Thursdays

**Lowenberg:** Barricades around Merrels on 4th/Market

Director to report back next week

**Levine:** City of London and how they handled Barricades

**ACTION:** Approved as drafted

**VOTE:** +7-0

**D. DIRECTOR'S REPORT**

3. DIRECTOR'S ANNOUNCEMENTS

- 101 2nd Street EIR in CPC packets
- Treasure Island Reuse Conf. yesterday on Treasure Island
- City Builders lot across from 1660 Mission-full of garbage & pests

4. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS  
None

- E. TIER III CASES, Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

5. 1215 - 10TH AVENUE, informational presentation of Building Permit Application No.9421084 proposing a rear addition and rear deck.

**ACTION:** DR has been filed on this

6. 1735 - 27th AVENUE, Lot 6 in Assessor's Block 2022 - Informational Presentation of Building Permit Application No. 9420427 proposing expansion of the existing rear deck to the property line on the North side and to build a one-hour wall on the south side property line wall adjacent to the deck.

**ACTION:** No opposition. No DR. Approved as proposed.

**VOTE:** +7-0

**F. CONSIDERATION OF FINDINGS AND FINAL MOTIONS - PUBLIC HEARING CLOSED**

7. 94.605C (GREEN)

Northeast corner of Bayshore Boulevard and Hester Avenue (adjacent to and south of 2011 Bayshore Boulevard); Lots 16 through 35 in Assessor's Block 5054A. Request to amend a previously authorized Planned Unit Development (CPC Motion 13005) including proposed exceptions from Planning Code requirements for the project located within an NC-S Neighborhood Commercial Shopping Center District and 40-X Height District.

**NOTE:** After receiving testimony, the Commission closed public hearing and passed a motion of intent to approve with conditions by a vote of +4 -0. Commissioners Lowenberg, Martin, and Prowler were absent.

**ACTION:** Approved with conditions as proposed



**VOTE: +4-0**

**EXCUSED: Commissioners Lowenberg, Martin and Prowler**

**Motion: 13832**

**G. REGULAR CALENDAR**

8. 95.014A (MARSH)

415 GEARY BOULEVARD (GEARY (ACT) THEATER), south side between Taylor and Mason Streets, Lot 1A in Assessor's Block 316--Appeal of a Landmarks Preservation Advisory Board decision to deny a Certificate of Appropriateness for wall signage on the east wall of the subject property. The Geary Theater is Landmark No. 82 and a Category 1 Significant Building and is also located within the Keamy, Market, Mason, Sutter Conservation District. The subject property is zoned C-3-G (Downtown General Commercial) District and is located within an 80-130-F Height and Bulk District.\

(Continued from Regular Meeting of February 9, 1995)

**SPEAKERS: Fred Rapon, ACT-Geary Theater**

**ACTION: Continued to March 2, 1995**

**VOTE: +7-0**

9. 93.586CEP (NIXON)

2900 SLOAT BOULEVARD, a parcel bounded by the Lower Great Highway, Wawona Street, 47th Avenue and Sloat Boulevard; Lots 1 and 2 in Assessor's Block 2516 - Request for Conditional Use authorization to allow construction on a site exceeding 10,000 square feet in area (Section 711.11 of the Planning Code), and to seek authorization of the project as a Planned Unit Development (Section 304), seeking exceptions from lot size, lot width requirements, rear yard standards and additional dwelling unit density. The project is located within an NC-2 (Small Scale Neighborhood Commercial) District with a 100-A Height and Bulk District. The property is also within the San Francisco Coastal Zone area.

**SPEAKERS: (pro): Alice Barkley, rep. of proj. sponsor; Michael Forkin; James M.**

**Swarthout; James Daily; Joe O'Donaghue; Bill Furth, proj. sponsor; (con): Mark Duffett; Mr. Chan (not on tape); Joe Adams; Bruce Flynn; Carol Sloane; Mark Zabatello, attorney for opposing neighbor; Wendy Chan; Connie Koral; Bruce Selby; Mary Ann Miller; Vivian Goodwin; Margaret Bucks; Eva Hue; David Furgerson; Joel Vantressa; Marian Aird; Bud Wilson; Stella Kahill; Sylvia Newman; Karen Crommi; Margaret Sigel**

**ACTION: Public hearing closed. Continued to March 30, 1995**

**VOTE: +7-0**

10. 95.057C (GREEN)

613 YORK STREET, Lot 19 in Assessor's Block 4024 - Request for Conditional Use authorization to establish a small self service bakery restaurant with an accessory wholesale/catering service within an RH-2 (Residential, Two Family) District.

**SPEAKERS: (pro): Cecil Gabey, proj. sponsor; Brett Gladstone; Jack Taylor**

**ACTION: Public hearing closed. Intent to approve with conditions. Final language on March 2, 1995**

**VOTE: +7-0**



11. 94.402C (ANDRADE)  
658 SHOTWELL STREET, Lot 62 in Assessor's Block 3611; west side between 20th and 21st Streets: Request for Conditional Use authorization to expand an existing residential care facility for the elderly from 10 residents to 21 residents. Request for variance from parking and rear yard set back requirements will also be considered by the Zoning Administrator in a joint hearing. The project is located in a RH-3 (House, Three Family) District.

**SPEAKERS:** (pro): Van Ly, proj. architect; John Riggs, DPH-Adult Community Services; Floyd Mateo, proj. owner; (con): James Tylor; Alfred Sanchez

**ACTION:** Approved with conditions as drafted

**VOTE:** +7-0

**MOTION:** 13833

12. 94.658C (PEARL)  
2050V IRVING STREET, northeast corner of 22nd Avenue; Lot 28 in Assessor's block 1729 - Request for Conditional Use authorization under Section 711.56 of the Planning Code to establish an Automobile Parking Lot in an NC-2 (Small-Scale Neighborhood Commercial) District and a 105-A Height and Bulk District.

**SPEAKERS:** (pro): (Name unknown); rep. of proj. sponsor; unknown speaker

**ACTION:** Approved with conditions as modified

**VOTE:** +7-0

**MOTION:** 13834

13. 95.041\_ (NISHIMURA)  
340 SUTTER STREET - SUTTER/STOCKTON GARAGE, north side between Stockton Street and Grant Avenue, Lot 24 in Assessor's Block 286; within a P (Public Use) District and a 240-H Height and Bulk District. Planning Code Section 605 requires that all applications to install business signs in P Districts be submitted to the Planning Commission for review and approval or disapproval. Three 9 square feet banner signs, one 12.5 square feet wall sign, one 2.5 square feet wall sign, one .75 square foot painted window sign, and one 3 square feet window sign are proposed for a street level retail store with approximately 57 feet of street frontage under Building Permit Applications Nos. 9500484 and 9500485. The proposals also require review and approval from the Art Commission after the Planning Commission review.

**ACTION:** Approved with conditions as modified. . . solid material to be used instead of cloth

**VOTE:** +7-0 (voice vote)

14. 94.619C (MILLER)  
2210 CLAY STREET, north side between Laguna and Buchanan Streets, Lot 4 in Assessor's Block 614 - Request for authorization of a CONDITIONAL USE authorization to establish a RESIDENTIAL CARE FACILITY (Progress Foundation) for up to 16 adults with mental disabilities in an Rh-2 (House, Two-Family) District and a 40-X Height and Bulk District.

**SPEAKERS:** (pro): Steve Fields, Progress Foundation; Dr. John Nickus, Progress Foundation; Dr. Carrio, Dept. of Public Health; Karen Klein; (con): Neil Isingberg, rep. of neighbors; Howard Schuman; Lauren Ward, next door neighbor; Patricia Okuji; Dan Douglas; Dennis Rybal; Lindal Kendall; Dr.



Carrio-responding to question; Mary Margaret Ward; Dr. Oscar (last name unknown); Susane Wans; Greg Scott; Charlotte Maeck; Mr. (name unknown); Velma Wills; David Safer; Patrick Ward; Patricia Vaughey; Alan Chase; Margaret Sigel

**ACTION:** Public hearing closed. Continued to March 9, 1995

**VOTE:** +7-0

15. 94.633C/93.389C

(PEARL)

1568 HAIGHT STREET, north side, between Ashbury and Clayton Streets; Lot 17 in Assessor's Block 1231: -- Consideration of revocation of a previously granted authorization of Conditional Use under Section 303.(d) of the Planning Code resulting from alleged violations of conditions contained in Motion Number 11899 dated March 22, 1990 in an existing full-service restaurant and bar in the Haight Street Neighborhood Commercial District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of February 9, 1995)

**ACTION:** Continued to March 2, 1995 without hearing

**VOTE:** +7-0

16. 95.052ET

(ROSETTER)

RESIDENTIAL CONSERVATION AMENDMENTS, Propose to initiate amending the City Planning Code by amending Sections 102.12, 122, 130, 133, 134, 136, 136.1, 141, 142, 144, 145, 145.1, 154, 175, 181, 188, 204.1, 206, 260, 261, 303, 306.1, 306.8, 308.9, 307, 308.2, 316, 316.2, 316.3, 316.4, 316.5, 316.6, 316.7 and 316.8, and by adding new Sections 133.1, 144.1, 144.2, 260.1, 303.1, 311, 312 to change the restrictions and review procedures that apply to buildings, uses and features principally in the RH-1(D), RH-1(S), RH-1 and RH-2 zoning Districts by modifying requirements that relate to yard area, height limits, parking and non-conforming uses. These modifications are not limited to modifications of the way height is measured, of the yard area that applies to the RH-1(D), RH-1(S) and RH-1 Districts, of the permitted obstructions into open areas, of the special height limits applicable to the RH-1(D), RH-1(S), RH-1 and RH-2 Districts and the procedure for achieving the mapped height limit in these districts, and of the powers of the Zoning Administrator. The RCAs also include new provisions for a special height district in the southwest portion of the city, requiring a zoning map amendment, for side yards applicable to certain situations, for notification and permit application review procedures, for enforcement of notification procedures and adherence to approved design guidelines, and for review of proposed demolitions in residential districts.

(Continued from the Regular Meeting of February 9, 1995)

**ACTION:** Approved. Full public hearing on April 27, 1995

**VOTE:** +7-0

**RESOLUTION No. 13835**

Adjournment -- 8:50 P.M.

**THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON MARCH 9, 1995**

**ACTION:** APPROVED AS DRAFTED

**VOTE:** +6-0



**ABSENT: COMMISSIONER UNOBSKEY**

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review and Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

**REMINDER NOTICE**

This is a reminder notice to neighborhood groups/associations to fill out the survey for the Neighborhood Directory and return it ASAP to the Planning Department attn. Janice King.

**NOTICE**

**CITY PLANNING COMMISSION HUNTERS POINT SHIPYARD TOUR  
THURSDAY, MARCH 2, 1995, 10:00 A.M. - 12:00 NOON**

A series of public presentations on the *Hunters Point Shipyards Land Use Alternatives and Proposed Draft Plan* will be held over the next few weeks. It began with an informational presentation on the planning highlights of the document before the City Planning Commission at the Commission's regularly scheduled meeting on February 16, 1995. This will be followed up at the San Francisco Redevelopment Commission's February 28 meeting and the City Planning Commission's March 2 meeting with public hearings on this document. The two Commissions will be asked to take action and pass Motions accepting the Land Use Alternatives and Proposed Draft Plan for further analysis and environmental review. Pending passage of these Motions, the Commissions will transmit the document to the Board of Supervisors for consideration at the Board's March 6 meeting in the Bayview Hunters Point community.

A tour of Hunters Point Shipyards has been scheduled for City Planning Commissioners on the morning of the Commission's March 2 public hearing. The tour will take place between 10:00 A.M. and 12:00 noon and the public may participate. On this tour, Hunters Point Shipyards planning team members will be available at four strategic Shipyards locations to discuss features addressed in the Proposed Draft Plan. The scheduled tour itinerary is shown on the accompanying map. We are arranging to have a bus for this tour. We request tour participants to arrive at the Shipyards' North Gate (at the eastern end of Innes Avenue) by 9:45 A.M. and must show current car registration, proof of car insurance and a valid driver's license in order to be admitted onto the Shipyards. A tour orientation by planning team members will be presented at 10:00 A.M. in the parking lot of Dago Mary's Restaurant, located just inside the North Gate.

Those persons interested in participating in the tour are asked to contact David Lindsay of the Planning Department at (415) 558-6393.

**ACCESSIBLE MEETING POLICY**

Hearings will be held at the War Memorial Building while City Hall is closed for repairs, 401 Van Ness Avenue, Room 428, Fourth Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J, K, L, M and N. Accessible curb side parking has been designated at points along McAllister. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.



MAR 30 1995

SAN FRANCISCO  
PUBLIC LIBRARY

MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING

THURSDAY  
MARCH 2, 1995

ROOM 428, WAR MEMORIAL BUILDING  
401 VAN NESS AVENUE  
1:30 P.M.

PRESENT (FIELD TRIP ONLY): Commissioners Boomer, Fung, Levine, Prowler

10:00 A.M. - FIELD TRIP HUNTER'S POINT SHIPYARD

(LORD/BERGDOLL/GIBSON/LINDSAY)

This field trip of the Planning Commission will convene at Hunters Point Shipyard, where Planning Department staff will conduct a tour of the site for the Commissioners. The bus tour will originate just inside the North Gate of the Shipyard, with a brief orientation by staff. Four locations on the Shipyard will be visited - the top of Hunters Point Hill, Lockwood Street, Drydocks 2 and 3 and the intersection of Spear and Crisp Avenues near the South Gate. The tour will adjourn at approximately 12:00 noon. Those persons interested in participating in the tour are asked to contact David Lindsay of the Planning Department at (415) 558-6393.

ADJOURNED: 12:00 Noon

1:30 P.M.

PRESENT: Commissioners Boomer, Fung, Levine, Prowler and Unobskey  
ABSENT: Commissioners Martin and Lowenberg

THE MEETING WAS CALLED TO ORDER BY VICE PRESIDENT FUNG AT 1:35 P.M.

STAFF IN ATTENDANCE: Lucian Blazej - Director of Planning, Robert Passmore - Zoning Administrator, Gerald Green, Paul Lord, David Lindsay, Jim Nixon, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 94.652C (PEARL)  
1799 19th AVENUE, northwest corner of Noriega Street; Lot 10 in Assessor's Block 2030: -- Request for Conditional Use authorization under Section 711.11 of the Planning Code to develop a lot size of 10,000 square feet or greater and to establish an Automobile Service Station under Section 711.58 of the Planning Code in an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.  
(Proposed for Continuance to March 9, 1995)



**ACTION:** Continued as proposed

**VOTE:** +4-0

**ABSENT:** Commissioners Lowenberg, Martin and Unobskey

**B. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

**NONE**

**C. COMMISSIONERS' QUESTIONS AND MATTERS**

2. Consideration for adoption the draft minutes of February 16, 1995.

**ACTION:** Approved as proposed

**VOTE:** +4-0

**ABSENT:** Commissioners Lowenberg, Martin and Unobskey  
**Levine:** Catherine Bauman report on Kobe Earthquake

**D. DIRECTOR'S REPORT**

3. DIRECTOR'S ANNOUNCEMENTS

- BOS Hearing in neighborhood
- 4th and Market construction fence

4. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

**BPA:** 212 and 216 Stockton

**E. TIER III CASES, Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.**

5. 566-568 - 38th AVENUE, Lot 21 in Assessor's Block 1507 - Informational Presentation of Building Permit Application No. 9416481 proposing construction on a one-story rear deck and stairs.

**ACTION:** No opposition. No DR. Approved as proposed

**VOTE:** +4-0

**ABSENT:** Commissioners Lowenberg, Martin and Unobskey



6. 4109 - 21ST STREET, informational presentation of Building Permit Application No. 9500204 proposing a one-story addition to the rear with roof deck.

**ACTION:** No opposition. No DR. Approved as proposed

**VOTE:** +4-0

**ABSENT:** Commissioners Lowenberg, Martin and Unobskey

7. 2710 BROADWAY, Lot 7 in Assessor's Block 959 - Informational Presentation of Building Permit Application No. 9413384 proposing construction of three stories and attic dormer at the rear of the existing two-story plus attic floor single family dwelling. The proposal is also to add a new skylight structure (5'-0" High) above existing roof structure.

**ACTION:** DR filed prior to Commission consideration

8. 357 MARINA BOULEVARD, Lot 23 in Assessor's Block 419A - Informational Presentation of Building Permit Application No. 9427857 proposing constructing to add a rear deck off the first floor.

**ACTION:** No opposition. No DR. Approved as proposed

**VOTE:** +4-0

**ABSENT:** Commissioners Lowenberg, Martin and Unobskey

9. 751 ROCKDALE DRIVE, Lot 30 in Assessor's Block 2947A - Informational Presentation of Building Permit Application No. 9500388 proposing construction of a one-story building addition at the rear of an existing one-story over garage, one-story dwelling.

**ACTION:** No opposition. No DR. Approved as proposed

**VOTE:** +4-0

**ABSENT:** Commissioners Lowenberg, Martin and Unobskey

10. 1050 MUNICH STREET, Lot 10 in Assessor's Block 6443 - Informational Presentation of Building Permit Application No. 9420074 proposing construction of a two-story side and rear addition to an existing two-story single family dwelling.

**ACTION:** No opposition. No DR. Approved as proposed

**VOTE:** +4-0

**ABSENT:** Commissioners Lowenberg, Martin and Unobskey

11. 839 - 29th AVENUE, Lot 3B in Assessor's Block 1672 - Informational Presentation of Building Permit Application No. 9407698 proposing an addition of a 2 story and a rear addition and to change one dwelling unit to two units.

**ACTION:** No opposition. No DR. Approved as proposed

**VOTE:** +4-0

**ABSENT:** Commissioners Lowenberg, Martin and Unobskey

**F. CONSIDERATION OF FINDINGS AND FINAL MOTIONS - PUBLIC HEARING CLOSED**

12. 94.496C (PEARL)  
4625 CABRILLO STREET, south side between Forty-Seventh and Forty-Eight Avenues; Lot 39 in Assessor's Block 1690 - Request for authorization of Conditional



Use under Sections 185.(e) and 303.(e) of the Planning Code to remove the May 2, 1995 termination date for a non-conforming automobile repair garage in an RM-1 (Mixed, Residential; Low Density) District in a 40-X Height and Bulk District.

**NOTE: On December 8, 1994, after receiving public testimony, the Commission closed the public hearing and passed a motion of intent to approve with conditions by a vote of 5-0. Commissioners Fung and Lowenberg were absent.**

(Continued from Regular Meeting of February 16, 1995)

**SPEAKERS: Bruce Bauman, rep. of owner; Ahab; Ernie McNom, proj. owner**

**ACTION: Public hearing closed. Approved with conditions as modified. . . adding language that identifies enforcement by the Fire Department**

**VOTE: +5-0**

**ABSENT: Commissioners Lowenberg and Martin**

**MOTION: 13836**

13. 95.057C (GREEN)

613 YORK STREET, Lot 19 in Assessor's Block 4024 - Request for Conditional Use authorization to establish a small self service bakery restaurant with an accessory wholesale/catering service within an RH-2 (Residential, Two Family) District.

**NOTE: On February 23, 1995, after receiving public testimony, the Commission closed the public hearing and passed a motion of intent to approve with conditions by a vote of 7-0.**

**SPEAKERS: Cecil Gabey; Stephen Riley**

**ACTION: Approved with conditions as modified by deleting the first line of condition #2 and merging it into #1 as follows: . . . dated January 30, 1995, and labeled Exhibit B for Conditional Use retail sale of Bakery food items. . .**

**VOTE: +5-0**

**ABSENT: Commissioners Lowenberg and Martin**

**MOTION: 13839**

G. REGULAR CALENDAR

14. (LORD/LINDSAY)

LAND USE ALTERNATIVES AND PROPOSED DRAFT PLAN FOR HUNTERS

POINT SHIPYARD, Consideration of a Draft Resolution indicating the Commission's acceptance of the Land Use Alternatives and Proposed Draft Plan for Hunters Point Shipyards for the purposes of environmental review.

**SPEAKERS: Paul Lord; Byran Rett; Shirley Jones**

**ACTION: Approved as proposed**

**VOTE: +5-0**

**ABSENT: Commissioners Lowenberg and Martin**

**MOTION: 13840**

15. 95.014A (MARSH)

415 GEARY BOULEVARD (GEARY (ACT) THEATER), south side between Taylor and Mason Streets, Lot 1A in Assessor's Block 316--Appeal of a Landmarks Preservation Advisory Board decision to deny a Certificate of Appropriateness for



wall signage on the east wall of the subject property. The Geary Theater is Landmark No. 82 and a Category 1 Significant Building and is also located within the Kearny, Market, Mason, Sutter Conservation District. The subject property is zoned C-3-G (Downtown General Commercial) District and is located within an 80-130-F Height and Bulk District.\

(Continued from Regular Meeting of February 23, 1995)

**ACTION:** Approved with conditions as modified . . . Delete #4

**VOTE:** +5-0

**ABSENT:** Commissioners Lowenberg and Martin

**MOTION:** 13838

16. 95.005C **ADVERTISED AS UNCONTESTED** (HING)  
3140 - 3146 24th STREET, north side between Shotwell and Folsom Streets, Lot 17 in Assessor's Block 3641, known as Mr. Pizza Man. Conditional use authorization to enlarge an existing small self-service restaurant in the 24th Street Mission Neighborhood Commercial District.

**ACTION:** Approved as drafted

**VOTE:** +5-0

**ABSENT:** Commissioners Lowenberg and Martin

**MOTION:** 13837

17. 93.389C/94.633C (PEARL)  
1568 HAIGHT STREET, north side, between Ashbury and Clayton Streets; Lot 17 in Assessor's Block 1231:

93.389C -- Consideration of revocation of a previously granted authorization of Conditional Use under Section 303.(d) of the Planning Code resulting from alleged violations of conditions contained in Motion Number 11899 dated March 22, 1990 in an existing full-service restaurant and bar in the Haight Street Neighborhood Commercial District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of February 23, 1995)

**SPEAKERS:** (con): Calvin Welch; Ed Murray; Dorothy Murray; (pro): (name unknown); and Ana Lony, co-owners; Martin McCulley; Jessie Deekenan; Josephine Jones; Julie Morgan

**ACTION:** Public hearing closed. Continued to April 6, 1995

**VOTE:** +5-0

**ABSENT:** Commissioners Lowenberg and Martin

94.633C -- Request for Conditional Use authorization to add OTHER ENTERTAINMENT (place of entertainment permit) as defined by Section 790.38 of the Planning Code to an existing full-service restaurant and bar and to modify conditions of a previously granted authorization under Motion Number 11899 and as required by Section 303.(e) to permit operation of the bar with a 2:00 a.m. closing time in the Haight Street Neighborhood Commercial District and a 40-X Height and Bulk District.

**SPEAKERS:** (con): Calvin Welch; Ed Murray; Dorothy Murray; (pro): (name unknown); and Ana Lony, co-owners; Martin McCulley; Jessie Deekenan; Josephine Jones; Julie Morgan

**ACTION:** Public hearing closed. Continued to April 6, 1995



**VOTE: +5-0**

**ABSENT: Commissioners Lowenberg and Martin**

**18. 94.105XB**

**(NIXON)**

101 SECOND STREET, southeast corner of Second and Mission Streets, Lots 72, 73 and 74 in Assessor's Block 3721--Request for Determinations of Compliance and Exceptions under Section 309 of the Planning Code and Request for modification of previous Authorization for Office Space in excess of 50,000 square feet under Section 321 of the Planning Code to permit approximately 369,000 square feet of office space, 11,000 square feet of retail space and 16,000 square feet of basement parking within the C-3-0 District and a 500-S and a 150-S Height and Bulk District and within the New Montgomery-Second Street Conservation District. The Project requests an exception with respect to ground level wind, Separation of Towers and bulk limits.

**SPEAKERS: Mr. David Fitzpatrick; (name unknown); Craig Hartman; Sue Hestor**

**ACTION: Continued to April 27, 1995**

**VOTE: +5-0**

**ABSENT: Commissioners Lowenberg and Martin**

**19. 92.275D**

**(PASSMORE)**

1250 - 46TH AVENUE, Lot 33 in Assessor's Block 1705 - Request for discretionary Review of Building Permit Application No. 9416710 proposing demolition of existing single family dwelling at the rearmost of the lot and replace with a three-story, two unit building at the front of the lot. The proposed structure is located in an Rh-2 (House, Two-Family) District.

**SPEAKERS: (con): Edgar Morales, rep. of DR requestor (son)**

**ACTION: Direct Department to approve in keeping with general scheme B as recommended by the AIA, otherwise would disapprove as proposed.**

**VOTE: +5-0**

**ABSENT: Commissioners Lowenberg and Martin**

**Adjournment - 6:05 P.M.**

**THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON MARCH 16, 1995.**

**ACTION: Approved as drafted**

**VOTE: +6-0**

**ABSENT: Commissioner Martin**

**NOTE ON APPEALS:** Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

**NOTE:** For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.



**REMINDER NOTICE**

This is a reminder notice to neighborhood groups/associations to fill out the survey for the Neighborhood Directory and return it ASAP to the Planning Department attn. Janice King.

**ACCESSIBLE MEETING POLICY**

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030295S







MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING

DOCUMENTS DEPT.

THURSDAY

MARCH 9, 1995

APR 10 1995

ROOM 428, WAR MEMORIAL BUILDING  
401 VAN NESS AVENUE  
1:30 P.M.

SAN FRANCISCO  
PUBLIC LIBRARY

PRESENT: Commissioners Boomer, Fung, Levine, Lowenberg, Prowler and Martin  
ABSENT: Commissioner Unobskey

THE MEETING WAS CALLED TO ORDER BY VICE PRESIDENT FUNG AT 1:35 P.M.

STAFF IN ATTENDANCE: Lucian Blazej - Director of Planning, Robert Passmore -  
Zoning Administrator; Milton Edelin, Amit Ghosh, Gerald Green, Linda Avery -  
Commission Secretary

A. ITEMS TO BE CONTINUED

1. 95.023D (PASSMORE)  
178 RANDALL STREET, north side between Whitney and Church Streets, Lot 31 in  
Assessor's Block 6655 - Request for Discretionary Review of Building Permit  
Application No. 9418782 proposing conversion of the existing single-family dwelling  
into a two-family dwelling. The conversion will comprise: adding one off-street  
parking space, raising the building 4' off the ground in order to provide access to  
the off-street parking area, and adding a rear extension, two stories high.  
(Proposed for Continuance to March 30, 1995)

ACTION: Continued as proposed

VOTE: +6-0

ABSENT: Commissioner Unobskey

2. 95.042D (PASSMORE)  
2535 VALLEJO STREET, south side between Scott and Pierce Streets, Lot 24 in  
Assessor's Block 561 - Request for Discretionary Review of Building Permit  
Application No. 9420374 for removal of a two-story extension and replacement with  
a larger two-story addition at the rear of a four-story single family dwelling within an  
RH-1 (House, One-Family) District.  
(Proposed for continuance to March 30, 1995)

ACTION: Continued as proposed

VOTE: +6-0

ABSENT: Commissioner Unobskey

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to  
the public that are within the subject matter jurisdiction of the Commission except agenda  
items. With respect to agenda items, your opportunity to address the Commission will be



afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

(1) Margaret Sigel; re: Cont. of RCA hearing

C. COMMISSIONERS' QUESTIONS AND MATTERS

3. Consideration for adoption the draft minutes of February 23, 1995.

**ACTION:** Approved as drafted

**VOTE:** +6-0

**ABSENT:** Commissioner Unobskey

Levine - Letter to City Attorney; re: routine procedure on RCA

D. DIRECTOR'S REPORT

4. DIRECTOR'S ANNOUNCEMENTS

- Bierman legislation on moratorium on Union Square
- CAO - Mission Bay
- 2210 Clay - Supreme Court is now considering a similar case
- Department Strategic Plan

5. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

BPA/BOS review

- 212 Stockton does exceed height limit with proposed sign with possible request to re hear 216 Stockton
- BPA: re public toilet/Kiosk program locations

6. (EDELIN/SR. MANAGERS)

DEPARTMENT'S SECOND QUARTER REPORT, Fiscal Year 94-95, Second Quarter Performance Report for the Planning Department activities.

**SPEAKERS:** John Bardis; Virginia Conway

**ACTION:** Continued to March 16, 1995

**VOTE:** +6-0

**ABSENT:** Commissioner Unobskey

E. TIER III CASES, Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

7. 164 HUNTINGTON AVENUE, informational presentation of Building Permit Application No. 9411990 proposing a two floor extension to the rear for full width of existing house. The extension projects up to 22 feet to the rear of the existing rear building wall resulting in a new rear yard depth of approximately 27 feet (28% of



total lot depth). The existing rear yard retaining wall is proposed to be moved approximately seven feet to the north.

**ACTION: No opposition. No DR. Approved as drafted**

**VOTE: +6-0**

**ABSENT: Commissioner Unobskey**

**F. REGULAR CALENDAR**

**8. (EDELIN/BASH)**

**FEE REVISIONS.** Consideration of resolution initiating amendments to City Planning Code Article 3.5A and Administrative Code Chapter 31A, Section 31.46A, to modify fee provisions and extend computer surcharges; and amendment to Planning Code Sec. 302 (b) to allow property owners and residents to apply for Planning Code amendments.

**ACTION: Without hearing, continued to March 16, 1995**

**VOTE: +6-0**

**ABSENT: Commissioner Unobskey**

**9. (GREEN)**

**NEIGHBORHOOD COMMERCIAL DISTRICTS CITYWIDE,** City Planning Commission discussion and public hearing on Article 7 Neighborhood Commercial District Zoning Controls. The preparation of a report is required by Section 701.2 of the Planning Code and is available at the Planning Department.

(Continued from Regular Meeting of February 2, 1995)

**Lowenberg: copy of December 8 hearing**

**SPEAKERS: Bob Morris; Dan Cale; Jean Amos; Henry Epstein; John Bardis; Donna Gause; Ms. Erbart; Virginia Conway; Merv Silverberg; Peggy Lauardovitz; Patricia Voughey**

**ACTION: Presentation complete. No action required.**

**10. 94.389C (McDONALD)**

**701 HAYES STREET,** south side between Buchanan and Webster Streets, Lot 26 in Assessor's Block 820, known as Hayes Valley Housing North Site--Request for Conditional Use Authorization to allow demolition of the existing 134 dwelling units and construction of a Planned Unit Development of 85 affordable dwelling units with exceptions from Planning Code requirements for rear yard dimensions and the number of off-street parking spaces in an RM-2 (Mixed Residential, Moderate Density) District with a 50-X height and bulk designation.

(Continued from Regular Meeting February 9, 1995)

**SPEAKERS: Toby Salazar**

**ACTION: Approved with conditions as drafted**

**VOTE: +6-0**

**ABSENT: Commissioner Unobskey**

**MOTION: 13841**

**11. 94.390EC (McDONALD)**

**401 PAGE STREET,** south side between Buchanan and Webster Streets; Lot 12 in Assessor's Block 850, known as Hayes Valley Housing South Site--A modification proposing to add 3,000 square feet of tenant related service space for commercial, educational and/or job development uses to the original request heard on February 9, 1995 for Conditional Use Authorization to allow demolition of the existing 160 dwelling



units and construction of a Planned Unit Development of 110 affordable dwelling units and a community facility with exceptions from Planning Code requirements for rear yard dimensions, useable open space dimensions and number of off-street parking spaces in an RM-3 (Mixed Residential, Medium Density) District with a 40-X height and bulk designation.

(Continued from Regular Meeting of February 9, 1995)

**SPEAKERS: Toby Salazor**

**ACTION: Approved with conditions as drafted**

**VOTE: +6-0**

**ABSENT: Commissioner Unobskey**

**MOTION: 13842**

12. 94.619C (MILLER)  
2210 CLAY STREET, north side between Laguna and Buchanan Streets, Lot 4 in Assessor's Block 614 - Request for authorization of a **CONDITIONAL USE** authorization to establish a **RESIDENTIAL CARE FACILITY** (Progress Foundation) for up to 16 adults with mental disabilities in an Rh-2 (House, Two-Family) District and a 40-X Height and Bulk District.  
(Continued from Regular Meeting of February 23, 1995)  
**SPEAKERS: Neil Eisenberg**  
**ACTION: Continued to March 30, 1995**  
**VOTE: +6-0**  
**ABSENT: Commissioner Unobskey**
13. 94.686C (ANDRADE)  
2175 MARKET STREET, Lot 11 in Assessor's Block 3543, northeast corner of 15th and Market Streets: Request for Conditional Use authorization to expand retail operations in an existing, non-conforming automotive service station (per Section 187.1(c)) in the Upper Market Street Neighborhood Commercial District. The existing building would expand by approximately 112 square feet.  
**SPEAKERS: Brian Christianson**  
**ACTION: Following testimony. Continued to March 30, 1995**  
**VOTE: +6-0**  
**ABSENT: Commissioner Unobskey**
14. 94.221CEKS (PAEZ)  
39-43 BOARDMAN PLACE, east side between Bryant and Brannan Streets, Lots 90 and 91 in Assessor's Block 3779--Request for authorization of a Conditional Use to permit the demolition of an existing single-family dwelling and the construction of a replacement structure containing 14 live/work units in an SLI (Service/Light-Industrial) Mixed Use District with a 50-X Height and Bulk Designation.  
(Continued from Regular Meeting of January 26, 1995)  
**ACTION: Without hearing. Continued to March 30, 1995**  
**VOTE: +6-0**  
**ABSENT: Commissioner Unobskey**
15. 94.652C (PEARL)  
1799 19th AVENUE, northwest corner of Noriega Street; Lot 10 in Assessor's Block 2030: -- Request for Conditional Use authorization under Section 711.11 of the Planning Code to develop a lot size of 10,000 square feet or greater and to establish



an Automobile Service Station under Section 711.58 of the Planning Code in an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. (Continued from Regular Meeting of March 2, 1995)

**SPEAKERS:** (pro): Bob Meyers, rep. of proj. sponsor; Mr. Neilson, co-proj. sponsor; Charles Moore; George Nickelson; William Crim, co-owner; Don Smith; (name unknown); George Theurble; Regina Linenstone; Anderson Leaves; Joe O'Donaghue; Gene Novac; (con): Frances Tywoniak; Brian Xin; Joe Balilassi; Kathy Lampros; Gus DerDevanis

**ACTION:** Public hearing closed. Intent to approve with conditions. Final language on March 30, 1995

**VOTE:** +6-0

**ABSENT:** Commissioner Unobskey

**SPECIAL DISCRETIONARY REVIEW HEARING**

**NOTICE** AT APPROXIMATELY 6:15 P.M. THE CITY PLANNING COMMISSION  
CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

16. 94.634D **PUBLIC HEARING CLOSED** (PASSMORE)  
36 EDGEHILL WAY, west side, Lot 7 in Assessor's Block 2923 - Request for Discretionary Review of Building Permit Application No. 9419444 to construct a 2-story single family dwelling in an RH-I (House, One-Family) District.  
(Continued from Regular Meeting of January 26, 1995)  
**ACTION:** Continued to May 4, 1995 without further hearing.  
**VOTE:** +6-0  
**ABSENT:** Commissioner Unobskey
17. 95.044D (PASSMORE)  
3008 - 25TH AVENUE, east side between Ocean and Eucalyptus Avenue, Lot 9 in Assessor's Block 7213 - Request for Discretionary Review of Building Permit Application No. 9414718 for construction of a two-story single-family dwelling.  
**SPEAKERS:** (con): Randal Fujii, DR requestor; Anna Merrick; Julian Chin; (pro): Dean Hedani, rep. of proj. sponsor; Fu Yim, proj. designer; George Lam  
**REBUTTAL:** Randal Fujii; Dean Hedani  
**ACTION:** Public hearing closed. Approved staff recommendation to request 3.5' side setbacks for both sides and a 7' width 16' depth setback on right side of 2nd floor  
**VOTE:** +5-0  
**ABSENT:** Commissioners Unobskey and Prowler

Adjournment - 7:15 P.M.

**THE DRAFT MINUTES ARE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON MARCH 30, 1995.**

**ACTION:** Approved as drafted

**VOTE:** +5-0

**ABSENT:** Commissioners Fung and Levine



NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

### **REMINDER NOTICE**

This is a reminder notice to neighborhood groups/associations to fill out the survey for the Neighborhood Directory and return it ASAP to the Planning Department attn. Janice King.

### **ACCESSIBLE MEETING POLICY**

Hearings will be held at the War Memorial Building while City Hall is closed for repairs, 401 Van Ness Avenue, Room 428, Fourth Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points along McAllister. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

030995S



MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING

THURSDAY

MARCH 16, 1995

ROOM 428, WAR MEMORIAL BUILDING  
401 VAN NESS AVENUE  
1:30 P.M.

DOCUMENTS DEPT.

APR 10 1995

SAN FRANCISCO  
PUBLIC LIBRARY

**PRESENT:** Commissioners Boomer, Fung, Levine, Lowenberg, Prowler and Unobskey  
**ABSENT:** Commissioner Martin

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT UNOBSKEY AT 1:40 P.M.**

**STAFF IN ATTENDANCE:** Lucian Blazej - Director of Planning, Robert Passmore - Zoning Administrator, Milton Edelin, Amit Ghosh, Paul Rosetter, Linda Avery - Commission Secretary

**A. ITEMS TO BE CONTINUED**

**B. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

- (1) Ray Larroca; re: (729 Douglas Street)
- (2) Jim Firth; re: letter from N. Reisem, Catellus Corp. to Mayor Jordan; re: Mission Bay Development Agreement

**C. COMMISSIONERS' QUESTIONS AND MATTERS**

1. Consideration for adoption the draft minutes of March 2, 1995 and January 12, 1995.

**March 2, 1995**

**ACTION:** Approved as drafted

**VOTE:** +6-0

**ABSENT:** Commissioner Martin



January 12, 1995

**ACTION:** Approved as corrected. . . page two, C. COMMISSIONERS' QUESTIONS AND MATTERS, line 2, Behann should be Behavior and page two, item 3, line 3, Swable should be Schwabb; page six, corrected Adjournment time was 8:36 p.m.

**VOTE:** +6-0

**ABSENT:** Commissioner Martin

**Prowler:** Sunshine Ordinance Task Force meeting last night: CPC cited as an example of being in compliance with provisions of the Sunshine Ordinance

D. DIRECTOR'S REPORT

2. DIRECTOR'S ANNOUNCEMENTS

None

3. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

**BOS:** - 600 Van Ness Appeal continued to next week

- Wrecking Yard at 50 Quint has been appealed

**BPA:** 212, 216, 250-258 Stockton

4. (EDELIN/SR. MANAGERS)

DEPARTMENT'S SECOND QUARTER REPORT, Fiscal Year 94-95, Second Quarter Performance Report for the Planning Department activities.

(Continued from Regular Meeting of March 9, 1995)

**Discussion only. Non-Action item**

E. TIER III CASES, Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

5. 455 JOOST AVENUE, informational presentation of Building Permit Application No. 9420347 proposing to enlarge curb cut from 8 feet to 14 feet 6 inches and allow retention of existing deck and storage room (constructed without permits) at rear of building.

**ACTION:** No opposition. No DR. Approved as proposed

**VOTE:** +6-0

**ABSENT:** Commissioner Martin

6. 135 DARIEN WAY, Lot 19A in Assessor's Block 3251 - Informational Presentation of Building Permit Application No. 9500253 proposing construction of a two-story building addition, at the rear of an existing two-story over garage, single-family dwelling.

**ACTION:** No opposition. No DR. Approved as proposed

**VOTE:** +6-0

**ABSENT:** Commissioner Martin



F. REGULAR CALENDAR

7. (EDELIN/BASH)

FEE REVISIONS AND PLANNING CODE AMENDMENT, Consideration of resolution initiating amendments to City Planning Code Article 2, Article 3 and Article 3.5A and Administrative Code Chapter 31, Section 31.46A, regarding fee provisions and computer surcharges; and amendment to Planning Code Sec. 302 (b) to allow property owners and residents to apply for Planning Code amendments.

**ACTION:** Approved as proposed. Full public hearing April 6, 1995

**VOTE:** +6-0

**ABSENT:** Commissioner Martin

**RESOLUTION:** 13843

8. 94.151C (NIXON)

PIER 39 - SEAPLANE TOURS, between the Embarcadero and Beach Street, Lot 39 in Assessor's Block 9900: Request for Conditional Use to amend an existing conditional use authorization by modifying a condition of approval contained in Resolution 7551 relating to the prohibition of facilities which would allow take-off or landing of aircraft. The request is to allow a boarding facility for seaplane tours of the bay area. The site is located within a C-2 (Community Business) District and also within the Northern Waterfront Special Use District No. 1.

**SPEAKERS:** (Name unknown), rep. of proj. sponsor; Joe Wyman, Port of San Francisco; Ed Vanegri; Bob Tibbits; Norman Rolfe; Steve Price, owner and operator of project

**ACTION:** Public hearing closed. Approved with conditions as modified: . . . - one year from issuance of Conditional Use, noise level re-testing shall be done and results compared to current test with findings brought to the Planning Commission; - Time and Material fees billed to project applicant for any Department follow-up.

**VOTE:** +6-0

**ABSENT:** Commissioner Martin

**RESOLUTION:** 13844

9. 95.015C (NIXON)

301 FOLSOM STREET AND 370 BALE STREET, (AKA 300 BALE STREET), Lots 17, 20 and 21 in Assessor's Block 3747: Request for Conditional use authorization to modify conditions of approval of a previously authorized Planned Unit Development as set forth in Motion 13129 by reducing the number of dwelling units from 280 to 270, the number of parking spaces from 324 to 317, and increasing the total retail floor area from 10,716 sq. ft. to 12, 556 sq. ft. for a mixed use project located in an M-1 (Light Industrial) and an RC-4 (Residential-Commercial Combined District, High Density) Zoning Districts and also in the Rincon Hill Special Use District. The site is located within a 200-R and 150-R Height and Bulk District.

**ACTION:** Without hearing, continued to April 6, 1995

**VOTE:** +6-0

**ABSENT:** Commissioner Martin



10. 95.046C (PEARL)  
1900 - 1906 IRVING STREET, northwest corner of 20th Avenue; Lots 19 and 19A in Assessor's Block 1730 - Request for Conditional Use authorization under Section 178.(c) and 303.(e) of the Planning Code to modify conditions of a previous authorization (Motion Number 13698) to expand an existing non-conforming Large Fast-Food Restaurant in an NC-2 (Small-Scale Neighborhood Commercial) District and the Irving Street Restaurant and Fast-Food Subdistrict.

**SPEAKERS:** Tom Johnson, rep. of sponsor; Hazel Fong, rep. of Kentucky Fried Chicken

**ACTION:** Public hearing closed. Intent to approved with conditions. Final language on March 30, 1995

**VOTE:** +6-0

**ABSENT:** Commissioner Martin

- 11a. 93.464EACVS (PAEZ)  
333-357 DOLORES STREET, eastside between 16th and 17th Streets, Lot 31 in Assessor's Block 3567 - Request for authorization of a Conditional Use to retroactively permit the operation of an existing Day Care Center for up to 150 children, within the St. Joseph's Building located in the northeast corner (rear) of the site, as well as a Certificate of Appropriateness to permit the rehabilitation and adaptive re-use of the former Notre Dame Girls High School Building, City Landmark No. 137, as 66 units of low-income rental housing for seniors in an RM-1 (Residential, Mixed, Low Density) District with a 40-X Height and Bulk Designation.

**SPEAKERS:** Martha Walco; Jim Robins

**ACTION:** Approved with conditions as proposed

**VOTE:** +6-0

**ABSENT:** Commissioner Martin

**MOTION NO:** 13845 (For Certificate of Appropriateness)  
13847 (For Conditional Use)

- 11b. 92.464EACVS (PAEZ)  
333-357 DOLORES STREET, eastside between 16th and 17 Streets, Lot 31 in Assessor's Block 3567 in an RM-1 (Residential, Mixed, Low Density) District with a 40-X Height and Bulk Designation.

**REAR YARD VARIANCE SOUGHT:** The proposal to convert the former Notre Dame Girls High School to 66 units of low-income rental housing for seniors includes the subdivision of the existing site into two irregular parcels measuring 1.44 acres and 21.15 acres. The front lot would contain the Notre Dame Building and would not provide a Code complying rear yard.

**SPEAKERS:** Martha Walco; Jim Robins

**ACTION:** Zoning Administrator closed public hearing, and has taken the matter under advisement

12. 95.095D (PASSMORE)  
2671 - 18TH AVENUE, west side of 18th Avenue between Vicente and Wawona Streets, Lot 13E in Assessor's Block 2478 - Request for Discretionary Review of Building Permit Application No. 9421433 for construction of a single-story vertical



addition to an existing one-story over garage, single-family dwelling in an RH-1 (House, One-Family) District.

**SPEAKERS:** (con): Ramiro Castro, DR requestor; William (last name unknown); Virginia Brown; Bill Dalton; Rof Huews; Martin Pearl; Bud Wilson; Erick Isen; (pro): Harold Bexton, proj. architect; Anyelo Spanyoli

**REBUTTAL:** Erick Isen; Harold Bexton

**ACTION:** Public hearing closed. Under DR powers approved as modified requiring front facade setback at a 45 degree angle on top floor.

**VOTE:** +5-0

**ABSENT:** Commissioners Martin and Prowler

13. 95.072T (ROSETTER)

MAILED NOTICE AMENDMENT, Consideration of an amendment to the City Planning Code amending Section 306.3 to exempt major reclassification (amendments to the official zoning map) from a mailed notice requirement if it is part of a general study for one or more zoning districts, which study either is citywide in scope or covers a major subarea of the city and where the total area of land proposed for reclassification is 30 acres or more.

**SPEAKERS:** Alice Barkley, rep. of Residential Builders Assoc.; Anita Theoharris; Bud Wilson

**ACTION:** Approved as proposed

**VOTE:** +5-0

**ABSENT:** Commissioners Martin and Prowler

**RESOLUTION:** 13846

Adjournment -- 5:45 P.M.

**THE DRAFT MINUTES ARE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON MARCH 30, 1995.**

**ACTION:** Approved as drafted

**VOTE:** +5-0

**ABSENT:** Commissioners Fung and Levine

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.



**ACCESSIBLE MEETING POLICY**

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031695S



MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING

THURSDAY  
MARCH 30, 1995  
ROOM 428, WAR MEMORIAL BUILDING  
401 VAN NESS AVENUE  
1:30 P.M.

DOCUMENTS DEPT.

APR 20 1995

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**PRESENT:** Commissioners Boomer, Lowenberg, Prowler, Martin and Unobskey  
**ABSENT:** Commissioners Fung and Levine

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT UNOBSKEY AT 1:38 P.M.**

**STAFF IN ATTENDANCE:** Lucian Blazej - Director of Planning, Robert Passmore - Zoning Administrator, Alec Bash, Amit Ghosh, Bill Wycko, Larry Badiner, Linda Avery - Commission Secretary

**A. ITEMS TO BE CONTINUED**

1. 94.652C (PEARL)  
1799 19th AVENUE, northwest corner of Noriega Street; Lot 10 in Assessor's Block 2030: -- Request for Conditional Use authorization under Section 711.11 of the Planning Code to develop a lot size of 10,000 square feet or greater and to establish an Automobile Service Station under Section 711.58 of the Planning Code in an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.  
(Continued from Regular Meeting of March 9, 1995)  
**NOTE:** On March 9, 1995, after receiving testimony, the Commission closed public hearing and passed a motion of intent to approve with conditions by a vote of +6 -0. Commissioner Unobskey was absent.  
(Proposed for Continuance to April 6, 1995)

**ACTION:** Continued as proposed

**VOTE:** +5-0

**ABSENT:** Commissioners Fung and Levine

2. 93.586CEP (NIXON)  
2900 SLOAT BOULEVARD, a parcel bounded by the Lower Great Highway, Wawona Street, 47th Avenue and Sloat Boulevard; Lots 1 and 2 in Assessor's Block 2516 - Request for Conditional Use authorization to allow construction on a site exceeding 10,000 square feet in area (Section 711.11 of the Planning Code), and to seek authorization of the project as a Planned Unit Development (Section 304), seeking exceptions from lot size, lot width requirements, rear yard standards and additional dwelling unit density. The project is located within an NC-2 (Small Scale Neighborhood Commercial) District with a 100-A Height and Bulk District. The property is also within the San Francisco Coastal Zone area.  
(Continued from Regular Meeting of February 23, 1995)  
(Proposed for Continuance to May 11, 1995)



**ACTION:** Continued as proposed

**VOTE:** +5-0

**ABSENT:** Commissioners Fung and Levine

**B. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

- (1) Patricia Voughy; re: - elimination of small businesses  
- saturation of half-way houses
- (2) Ms. Davies; re: RCA - Code amendments (height)
- (3) Ms. Wolf; re: 138 Faith Street
- (4) Mike Page; re: Keep CPC Rules & Regulation independent of influence of the Board of Supervisors

**C. COMMISSIONERS' QUESTIONS AND MATTERS**

3. Consideration for adoption the draft minutes of March 9, 1995 and March 16, 1995.

**ACTION:** Approved as proposed

**VOTE:** +5-0

**ABSENT:** Commissioners Fung and Levine

**Avery:** Schedule request from Community Board Program before City Planning Commission - late May

**D. DIRECTOR'S REPORT**

**4. DIRECTOR'S ANNOUNCEMENTS**

- Public Forum on April 5 at MTC Auditorium

**5. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS**

**BPA:** - Cornell Hotel appeal

**BOS:** - 600 Van Ness - DCP upheld by 6-4 vote

- 50 Quint Street has been appealed

- 1326 Grant Avenue has been appealed



**E. UNCONTESTED CASE CALENDAR**

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. The Department, has determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendations is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular schedule hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

6. 95.073Q (ANDRADE)  
2211 BRODERICK STREET, Lot 4 in Assessor's Block 981; west side between Jackson and Washington Streets--Proposal to subdivide six, existing dwelling units into condominium ownership, per Subdivision Code Section 1332 and 1381.

**SPEAKERS:** Patricia Voughey; Patrick Phalen

**ACTION:** Approved as proposed

**VOTE:** +5-0

**ABSENT:** Commissioners Fung and Levine

**MOTION:** 13847

7. 95.131Q (ANDRADE)  
2990 JACKSON STREET, Lot 16 in Assessor's Block 976; north side between Baker and Broderick Streets--Proposal to subdivide six existing dwelling units into condominium ownership per Subdivision Code Sections 1332 and 1381.

**ACTION:** Approved as proposed

**VOTE:** +5-0

**ABSENT:** Commissioners Fung and Levine

**MOTION:** 13848

**F. CONSIDERATION OF FINDINGS AND FINAL MOTIONS -- PUBLIC HEARING CLOSED**

8. 95.046C (PEARL)  
1900 - 1906 IRVING STREET, northwest corner of 20th Avenue; Lots 19 and 19A in Assessor's Block 1730 - Request for Conditional Use authorization under Section 178.(c) and 303.(e) of the Planning Code to modify conditions of a previous authorization (Motion Number 13698) to expand an existing non-conforming Large Fast-Food Restaurant in an NC-2 (Small-Scale Neighborhood Commercial) District and the Irving Street Restaurant and Fast-Food Subdistrict.

(Continued from Regular Meeting of March 16, 1995)

**NOTE:** On March 16, 1995, after receiving testimony, the Commission closed public hearing and passed a motion of intent to approve with conditions by a vote of +6 -0. Commissioner Martin was absent.

**ACTION:** Approved with conditions as drafted



VOTE: +4-0

EXCUSED: Commissioner Martin

ABSENT: Commissioners Fung and Levine

MOTION: 13849

G. REGULAR CALENDAR

9. (BASH)

MISSION BAY ANNUAL REPORT, Presentation to the Commission of the Mission Bay Annual Review for the period of December 1, 1993 to November 30, 1994 pursuant to Chapter 56 of the San Francisco Administrative Code and Mission Bay Development Agreement.

SPEAKERS: Nelson Rising, Catellus Corp.; Norman Rolfe; Edith McMillan

ACTION: Approved. Found to be in compliance

VOTE: +5-0 (voice vote only)

ABSENT: Commissioners Fung and Levine

10. (BADINER)

TRANSBAY AREA PLAN, Informational presentation on the status of the Transbay Area Plan, a study of transit terminal alternatives and associated land use issues. The study is examining two alternative sites (1) renovation/new construction on the existing Transbay Terminal Site, and (2) constructing a new terminal centered at Main/Howard/Beale Streets. Both alternatives would include direct access to and from the Bay Bridge. The study is closely coordinated with the Joint Powers Board's CalTrain Extension Study. As part of developing a preferred alternative for a transit terminal, the study will consider the land use implications of siting the terminal, and make recommendations for modifications to the existing land use and urban design controls, and develop an implementation plan.

Presentation and discussion only. No action required.

11. 94.619C (MILLER)

2210 CLAY STREET, north side between Laguna and Buchanan Streets, Lot 4 in Assessor's Block 614 - Request for authorization of a CONDITIONAL USE to establish a RESIDENTIAL CARE FACILITY (Progress Foundation) for up to 16 adults with mental disabilities in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of March 9, 1995)

SPEAKERS: Dr. Sandra Hernandez, S.F. Director of Health; Steven Fields, Dir. of Progress Foundation; (con): Lauren Ward; Patricia Vaughey; Robert Horner; Jannie Lehrer Stein; Shane Butler; Howard Schuman; Louise Kester; Daniel Douglas; Linda Kerdall; Charlott Maeck; John Bardis; Niel Eisenberg; Mary Margaret Ward

ACTION: Public hearing closed. Intent to approve with conditions. Final language on April 6, 1995

VOTE: +5-0

ABSENT: Commissioners Fung and Levine



12. 94.686C (ANDRADE)  
2175 MARKET STREET, Lot 11 in Assessor's Block 3543, northeast corner of 15th and Market Streets: Request for Conditional Use authorization to expand retail operations in an existing, non-conforming automotive service station (per Section 187.1(c)) in the Upper Market Street Neighborhood Commercial District. The existing building would expand by approximately 112 square feet.  
(Continued from Regular Meeting of March 9, 1995)

**SPEAKERS:** Vince Padilla, rep. of project sponsor; Brian Christianson

**ACTION:** Approved with conditions as modified

**VOTE:** +4-0

**ABSENT:** Commissioners Fung, Levine and Martin

**MOTION:** 13852

13. 94.221CEKS (PAEZ)  
39-43 BOARDMAN PLACE, east side between Bryant and Brannan Streets, Lots 90 and 91 in Assessor's Block 3779--Request for authorization of a Conditional Use to permit the demolition of an existing single-family dwelling and the construction of a replacement structure containing 14 live/work units in an SLI (Service/Light-Industrial) Mixed Use District with a 50-X Height and Bulk Designation.  
(Continued from Regular Meeting of March 9, 1995)

**ACTION:** Without hearing continued to May 11, 1995

**VOTE:** +5-0

**ABSENT:** Commissioners Fung and Levine

14. 95.045C (NIXON)  
1298 OCEAN AVENUE, Lot 17 in Assessor's Block 3199: Request for Conditional Use Authorization to allow replacement of an existing automotive repair facility with a new larger repair facility exceeding 4,000 sq. ft. in area, as required by Sections 711.21 and 711.59 of the Planning Code, for a property located within an NC-2 (Small-Scale, Neighborhood Commercial) District and a 40-X Height and Bulk District.

**SPEAKERS:** Anita Theoharris

**ACTION:** Approved with conditions as modified

**VOTE:** +4-0

**ABSENT:** Commissioners Fung, Levine and Prowler

**MOTION:** 13851

15. 95.082C (COLEMAN)  
195 SCOTIA AVENUE, northwest corner at Bridgeview Drive, Lot 8 in Assessor's Block 5353A--Request for Conditional Use Authorization to establish a church (defined as Other Institution, Large Section 790.50) with second story activities within an NC-1 Neighborhood Commercial Cluster District.

**SPEAKERS:** (con): Emanuel George; (pro): Rev. Ezekiel Habersham

**ACTION:** Approved with conditions as modified

**VOTE:** +5-0

**ABSENT:** Commissioners Fung and Levine

**MOTION:** 13850



16. 95.024C (ANDRADE)  
665 BUSH STREET, Lots 11 and 12 in Assessor's Block 285; south side between Powell Street and Chelsea Place. Request for conditional use authorization to establish a parking lot in the RC-4 (Residential-Commercial, High Density) District with a 80-130-F height and bulk designation. The proposed parking lot will be valet operated and will serve overnight hotel guests. The project would have access from Anson Place only.

**SPEAKERS:** Steven Palisha, rep. of proj. sponsor; Tracy Schroeder

**ACTION:** Intent to approve with conditions. Final language on April 6, 1995

**VOTE:** +4-0

**ABSENT:** Commissioners Fung, Levine and Martin

**SPECIAL DISCRETIONARY REVIEW HEARING**

**NOTICE** AT APPROXIMATELY 6:45 P.M. THE CITY PLANNING COMMISSION  
CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

17. 95.008D (PASSMORE)  
365 HILL STREET, Request for Discretionary Review of Building Permit Application No. 9411477S which proposes a new front bay window and rear horizontal addition to an existing single-family dwelling in an RH-1 (House, One-Family) District in the Dolores Heights Special Use District.

**SPEAKERS:** (con): Tom Bolles, DR requestor; Hillam Turner; (pro): Daniel Saks, project owner; Gary Zuke, proj. architect

**REBUTTAL:** Tom Bolles; Daniel Saks

**ACTION:** Public hearing closed. Referred to AIA for design review and return to City Planning Commission on April 20, 1995

**VOTE:** +4-0

**ABSENT:** Commissioners Fung, Levine and Martin

18. 95.116D (GREEN)  
1300 - 9TH AVENUE, Lot 39 in Assessor's Block 1763, southeast corner of Irving Street. Request for Discretionary Review of Building Permit Application No. 9501724 for alteration of an existing one story commercial building for occupancy by a single retail video sales/rental shop within an NC-2 (Small Scale) Neighborhood Commercial District.

**SPEAKERS:** (con): John Newlin, Dept. of Parking & Traffic; Peter Straus, MUNI; Dennis Antenore, DR requestor; John Barry; John Bardis; D. Sing; Rolf Mueller; Pat Christensen; Marian Aird; Lorraine Lucas; Warren Sterns; John Parker; Jim Rhodes; Dennis Richards; Gale Catudio; Pinky Kushner; Darcy Cohn; Alice Micklewright; Ruth Minori; Amy Dondy; Paul Sanders; Greg Gaar; Mary Cain; Denis Mosgofian; R.C. Williams; (pro): Harry O'Brien, rep. of proj. sponsor; John Twitchell, Traffic Analysis consultant; Michael Lehmann; William Dwyer

**REBUTTAL:** Dennis Antenore; Harry O'Brien

**ACTION:** Intent to disapprove. Final language on April 13, 1995

**VOTE:** +4-0

**ABSENT:** Commissioners Fung, Levine and Martin



Adjournment - 9:18 P.M.

**THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON APRIL 13, 1995.**

**ACTION:** Approved as drafted

**VOTE:** +4 -0

**ABSENT:** Commissioners Levine, Martin, and Unobskey

**NOTE ON APPEALS:** Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

**NOTE:** For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

### **ACCESSIBLE MEETING POLICY**

Hearings will be held at the War Memorial Building while City Hall is closed for repairs, 401 Van Ness Avenue, Room 428, Fourth Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points along McAllister. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

033095S



**Notice of Determination of Compliance Pursuant to the Mission Bay  
Development Agreement and Chapter 56 of the San Francisco  
Administrative Code**

Notice is hereby given that based upon Catellus Development Corporation's annual report submitted to the Chief Administrative Officer for the twelve-month period from December 1, 1993 to November 30, 1994, the Chief Administrative Officer and the Director of Planning have determined that Catellus Development Corporation is in compliance with the requirements of the Mission Bay Development Agreement.

A public presentation of the report prepared by the Planning Department and the Office of the Chief Administrative Officer will be presented at the City Planning Commission meeting of March 30, 1995.

Upon completion of the review process, if a final finding of compliance is made, the Department will prepare and transmit to Catellus Development Corporation a recordable Certificate of Compliance.

Any questions should be directed to Alec Bash, Mission Bay Project Director, at 415/558-6250.

**POLICY REVIEW FORUM  
METROPOLITAN TRANSPORTATION COMMISSION AUDITORIUM  
101 8TH STREET  
OAKLAND, CA 94607**

**APRIL 5, 1995  
10:00 AM TO 12:00 PM**

There will be a presentation by the San Francisco Planning Department on the status of the Transbay Area Plan and Implementation Program. The Transbay Area Plan is funded by Caltrans and the City and County of San Francisco. The study's goals are to improve local and regional transit service, to support a transportation system which meets local and regional needs into the 21st Century, and to guide the development of land in conjunction with transportation needs. The study is examining two alternative sites (1) renovation/new construction on the existing Transbay Terminal Site, and (2) constructing a new terminal centered at Main/Howard/Beale Streets. Both alternatives would include direct access to and from the Bay Bridge. The study is closely coordinated with the Joint Powers Board's CalTrain Extension Study. As part of developing a preferred alternative for a transit terminal, the study will consider the land use implications of siting the terminal, and make recommendations for modifications to the existing land use controls.

The purpose of the meeting is to provide local and regional decision-makers with an introduction to the study and a project status report. We also propose to review preliminary alternatives at this time.



NOTICE

**SAN FRANCISCO CITY PLANNING COMMISSION  
NOTICE OF HEARINGS BY COMMISSION AND DELEGATED HEARING OFFICER ON  
DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE FOLLOWING,  
AND MODIFIED ACCESSIBLE MEETING POLICY STATEMENT**

89.567E

(BILLOVITS)

401-515 TUNNEL AVENUE, Lots 7, 8, 9 and 82 of Block 4991; Lots 10 and 11 of Block 5091; Lots 1, 4 and 5 of Block 5104; and Lot 2 of Block 5099 (also Includes San Mateo County Lots 2, 3, 4, 22, 28, 29, 33 and 34 of Block 152 in City of Brisbane) – Public hearing to take comments on the Draft Environmental Impact Report for the Sanitary Fill Company Recycling and Solid Waste Systems Plan. The Systems Plan proposes modifications to existing solid waste transfer/recycling operations and household hazardous waste collection facility located on a 44-acre site in both San Francisco and Brisbane, west of U.S. 101 and east of Tunnel Avenue. Physical project components include new and expanded buildings, roads, utility lines, parking lots and open space improvements. Operational components include expanded solid waste recycling activities, consolidation of affiliated solid waste company operations, and expansion of hazardous waste collection facility to accept, store and manage larger quantities of certain hazardous wastes, mostly from small businesses.

A public hearing on this DEIR will be held by the Environmental Review Officer at 6:30 P.M. on April 18, 1995, at the Visitacion Valley Community Center located at 50 Raymond Avenue In San Francisco. A second public hearing considering this DEIR will be held on April 20, 1995 by the City Planning Commission at 401 Van Ness Avenue, Room 428, San Francisco, beginning at 1:30 P.M. or later (call 558-6422 the week of the hearing for a recorded message giving a more specific time).

**ACCESSIBLE MEETING POLICY FOR 4/18/95 HEARING**

The first hearing on this Draft EIR will be held on April 18, 1995 at the Visitacion Valley Community Center, located at 50 Raymond Avenue, between Alpha Street and Bayshore Boulevard. The room itself is not accessible for persons in wheelchairs. Accessible public transit serving the nearby area includes the 9-San Bruno, 15-Third, 56-Rutland Muni bus lines and SamTrans 7B bus line. There is no designated handicapped curbside parking at the meeting site. American sign language interpreters will be available upon request by contacting Milton Edelin at 558-6410 at least 72 hours prior to the hearing. A public address system will be used, but individual supplemental sound enhancement devices will not be available for this hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should contact our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

A subsequent hearing on the same issue will be held on April 20, 1995 before the City Planning Commission at 401 Van Ness Avenue, Room 428, San Francisco CA; where broader accessibility can be accommodated (see the accessible meeting policy statement in the Planning Commission calendar for details).







MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING

THURSDAY

APRIL 6, 1995

ROOM 428, WAR MEMORIAL BUILDING  
401 VAN NESS AVENUE  
1:30 P.M.

DOCUMENTS DEPT.

APR 27 1995

SAN FRANCISCO  
PUBLIC LIBRARY

PRESENT: Commissioners Boomer, Fung, Lowenberg, Prowler, Martin and Unobskey  
ABSENT: Commissioner Levine

THE MEETING WAS CALLED TO ORDER BY PRESIDENT UNOBSKEY AT 1:40 P.M.

STAFF IN ATTENDANCE: Lucian Blazej - Director of Planning, Robert Passmore - Zoning Administrator, Susana Montana, Milton Edelin, Hillary Gitelman, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 95.149BX (NIXON)  
250-260 STOCKTON STREET, east side between Maiden Lane and Post Street, Lot 21 in Assessor's Block 309--Request for Determinations of Compliance and Exception under Sections 309 and 263.8 of the Planning Code to construct a general advertising sign, approximately 27.5 feet tall by 31 feet wide, on an approximately 19 feet tall structural frame, on the roof of an existing building following demolition of a portion of the existing sign which currently spans two (2) buildings (250-260 Stockton Street and 275 Post Street) within the C-3-R (Downtown Commercial, Retail) District, in an 80-130-F Height and Bulk District, and within the Kearny-Market-Mason-Sutter Conservation District. The Project requests an exception to the 80-130 height limit as the sign exceeds a height of 80 feet. The top of the sign is approximately 127 feet above grade.  
(Proposed for continuance to May 4, 1995)

ACTION: Continued as proposed

VOTE: +6-0

ABSENT: Commissioner Levine

2. 95.136BX (NIXON)  
200-212 STOCKTON STREET, northeast corner of Stockton and Geary Streets, Lot 11 in Assessor's Block 309--Request for Determinations of Compliance and Exception under Sections 309 and 263.8 of the Planning Code to construct an electronic/mechanized, general advertising sign, approximately 16 feet tall by 48 feet wide, on an approximately 12.5 feet tall structural frame, on the roof of an existing building within the C-3-R (Downtown Commercial, Retail) District, in an 80-130-F Height and Bulk District, and within the Kearny-Market-Mason-Sutter Conservation District. The Project requests an exception to the 80-130 height limit



as the sign exceeds a height of 80 feet. The top of the sign is approximately 108 feet above grade.

(Proposed for continuance to May 4, 1995)

**ACTION:** Continued as proposed

**VOTE:** +6-0

**ABSENT:** Commissioner Levine

3. **93.389C/94.633C**

(PEARL)

**1568 HAIGHT STREET**, north side, between Ashbury and Clayton Streets; Lot 17 in Assessor's Block 1231:

**93.389C** -- Consideration of revocation of a previously granted authorization of Conditional Use under Section 303.(d) of the Planning Code resulting from alleged violations of conditions contained in Motion Number 11899 dated March 22, 1990 in an existing full-service restaurant and bar in the Haight Street Neighborhood Commercial District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of March 2, 1995)

(Proposed for continuance to April 13, 1995)

**ACTION:** Continued as proposed

**VOTE:** +6-0

**ABSENT:** Commissioner Levine

**94.633C** -- Request for Conditional Use authorization to add OTHER ENTERTAINMENT (place of entertainment permit) as defined by Section 790.38 of the Planning Code to an existing full-service restaurant and bar and to modify conditions of a previously granted authorization under Motion Number 11899 and as required by Section 303.(e) to permit operation of the bar with a 2:00 a.m. closing time in the Haight Street Neighborhood Commercial District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of March 2, 1995)

(Proposed for continuance to April 13, 1995)

**ACTION:** Continued as proposed

**VOTE:** +6-0

**ABSENT:** Commissioner Levine

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**



- (1) Edith McMillan; re: Neighborhood organization list/volunteer efforts
- (2) Joe Butler; re: Withdrawal or continued of 2022 Hyde
- (3) John Bardis; re: - Conduct of CPC & Public regarding Blockbuster at last hearing  
- Establish DCP policy regulating high intensity short duration use of retail/fast-food establishments in relation to parking & traffic impacts.

C. COMMISSIONERS' QUESTIONS AND MATTERS

None

D. DIRECTOR'S REPORT

4. DIRECTOR'S ANNOUNCEMENTS

- Warriors potential to come back to San Francisco
- Small Business Commission will review neighborhood commercial report

5. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

BOS: - 50 Quint - CPC upheld

- Grant Avenue Bar appeal did not have sufficient signatures

- Union Square signs - to full Board on April 17, 1995

BPA: Parking variance on 18th Avenue - Zoning Administrator decision upheld

E. TIER III CASES, Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

6. 2443 - 44TH AVENUE, Lot 8 in Assessor's Block 2381--Informational Presentation of Building Permit Application No. 9403105-S1. The approved project has been revised: A 3 story addition at the rear, projecting 13'0" from the plane of the building with a 3'0" bay window beyond that, with a deck at the main floor projecting an additional 13 feet, set in 5'0" from the side property lines.

**ACTION:** No opposition. No DR. Approved as proposed

**VOTE:** +6-0

**ABSENT:** Commissioner Levine

E. REVIEW OF CPC CASE PREVIOUSLY APPROVED

7. 93.590D (PASSMORE)  
2022 HYDE STREET, Review of final building plans, Application No. 9307541S for replacement dwelling authorized by City Planning commission in connection with approval given under the Commission's Discretionary Review powers on March 24, 1994 for demolition of an existing one-family dwelling and replacement with a three-family dwelling. The ground floor entrance of the proposed dwelling differs from the Commission approval due to Building Code requirements.  
**ACTION:** Zoning Administrator withdrew this matter.



**F. CONSIDERATION OF FINDINGS AND FINAL MOTIONS -- PUBLIC HEARING CLOSED****8. 94.652C (PEARL)**

1799 19th AVENUE, northwest corner of Noriega Street; Lot 10 in Assessor's Block 2030: -- Request for Conditional Use authorization under Section 711.11 of the Planning Code to develop a lot size of 10,000 square feet or greater and to establish an Automobile Service Station under Section 711.58 of the Planning Code in an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of March 30, 1995)

**NOTE:** On March 9, 1995, after receiving testimony, the Commission closed public hearing and passed a motion of intent to approve with conditions by a vote of +6 -0. Commissioner Unobskey was absent.

**ACTION:** Approved with conditions as drafted

**VOTE:** +5-0

**EXCUSED:** Commissioner Unobskey

**ABSENT:** Commissioner Levine

**MOTION:** 13853

**9. 94.619C (MILLER)**

2210 CLAY STREET, north side between Laguna and Buchanan Streets, Lot 4 in Assessor's Block 614 - Request for authorization of a CONDITIONAL USE to establish a RESIDENTIAL CARE FACILITY (Progress Foundation) for up to 16 adults with mental disabilities in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of March 30, 1995)

**NOTE:** On March 30, 1995, after receiving testimony, the Commission closed public hearing and passed a motion of intent to approve with conditions by a vote of +5 -0. Commissioners Fung and Levine were absent.

**SPEAKERS:** Niel Eisenberg; Steven Fields; Mr. Ward; Howard Schuman

**ACTION:** Approved with conditions as modified

**VOTE:** +5-0

**EXCUSED:** Commissioner Fung

**ABSENT:** Commissioner Levine

**MOTION:** 13855

**10. 95.024C (ANDRADE)**

665 BUSH STREET, Lots 11 and 12 in Assessor's Block 285; south side between Powell Street and Chelsea Place. Request for conditional use authorization to establish a parking lot in the RC-4 (Residential-Commercial, High Density) District with a 80-130-F height and bulk designation. The proposed parking lot will be valet operated and will serve overnight hotel guests. The project would have access from Anson Place only.

(Continued from Regular Meeting of March 30, 1995)

**NOTE:** On March 30, 1995, after receiving testimony, the Commission closed public hearing and passed a motion of intent to approve with conditions by a vote of +4 -0. Commissioners Fung, Levine, and Martin were absent.

**ACTION:** Approved with conditions as modified. (Boomer read into record)



VOTE: +4-0

EXCUSED: Commissioners Fung and Martin

ABSENT: Commissioner Levine

MOTION: 13854

G. REGULAR CALENDAR

11. (MONTANA)

CIVIC CENTER PLAN, CIVIC CENTER DEVELOPMENT PROGRAM, CIVIC CENTER STRATEGIC PLAN--DRAFT FOR CITIZEN REVIEW. Public hearing to receive comments on (1) the "Civic Center Plan", (2) the "Civic Center Development Program" chapter of the Civic Center Study published by the Planning Department as a Draft for Citizen Review in October 1994 and (3) the Civic Center Strategic Plan--Draft for Citizen Review published jointly by the Planning Department and "Citizens for Safety in the Civic Center" in March 1995. This is the first public hearing to discuss the policies of the Plan, the specific long-range development proposals of the Development Program, and the short-term physical improvement strategies of the Strategic Plan. Comments received would be incorporated into a Plan and Development Program which would be the subject of environmental analysis and potential implementation legislation.

**SPEAKERS:** Bernie Choden; Susan Stauter; Wayne Corn; Lonnie Lawson; Dorice Murphy; Pamela Matsuda; Philip Henry; Virginia Conway; Jim Haas; Ruth Asawa

**ACTION:** Public hearing closed. Presentation and discussion only. No action taken

12. (EDELIN/BASH)

FEE REVISIONS AND PLANNING CODE AMENDMENT. Consideration of resolution ~~adopting~~<sup>initiating</sup> amendments to City Planning Code Article 2, Article 3 and Article 3.5A and Administrative Code Chapter 31, Section 31.46A, regarding fee provisions and computer surcharges; and amendment to Planning Code Sec. 302 (b) to allow property owners and residents to apply for Planning Code amendments.

**SPEAKERS:** Patrick McGrew; Rep. from Heritage Foundation; Lorraine Lucas; Edith McMillan; John Bardis; Joe O'Donoghue

**ACTION:** Public hearing closed. Continued to April 13, 1995

**VOTE:** +5-0

**ABSENT:** Commissioner Levine and Martin

13. 94.265E (GITELMAN)

166-78 TOWNSEND STREET. **Hearing on a Draft Environmental Impact Report.** The proposed project would demolish an approximately 120 foot tall brick smoke stack and would reinforce parapets on a building at 166-78 Townsend Street, which is a contributing building within the locally designated South End Historic District. No change of use or occupancy is proposed. **NOTE:** Public comments will be accepted until 5:00 p.m. April 6, 1995.

**SPEAKERS:** David Cincotta

**ACTION:** Following testimony, Public hearing closed



14. 95.015C (NIXON)  
301 FOLSOM STREET AND 370 BEALE STREET, (AKA 300 BEALE STREET),  
Lots 17, 20 and 21 in Assessor's Block 3747: Request for Conditional use  
authorization to modify conditions of approval of a previously authorized Planned  
Unit Development as set forth in Motion 13129 by reducing the number of dwelling  
units from not more than 280 to not more than 270, the number of parking spaces  
from 324 to 317, and increasing the total retail floor area from 10,716 sq. ft. to 12,  
556 sq. ft. for a mixed use project located in an M-1 (Light Industrial) and an RC-4  
(Residential-Commercial Combined District, High Density) Zoning District and also  
in the Rincon Hill Special Use District. The site is located within a 200-R and a  
150-R Height and Bulk District.  
(Continued from the Regular Meeting of March 16, 1995)  
**SPEAKERS: (pro): Michael Reynolds, proj. sponsor; Theodore Brown, proj.**  
**architect; Terri Flynn; Bob McCarthy**  
**ACTION: Public hearing closed. Approved with conditions as modified**  
**VOTE: +5-0**  
**ABSENT: Commissioner Levine and Martin**  
**MOTION: 13856**
15. 95.047C (PEARL)  
3550 THIRD STREET, north corner of Custer Avenue; Lot 27 in Assessor's Block  
5211: -- Request for Conditional Use authorization under Sections 178.(c) and  
303.(e) of the Planning Code to modify the conditions of a previously granted  
authorization (Resolution Number 6890, Dated: September 7, 1972, Case Number  
CU72.40) to permit stacking of vehicles and to permit additional signage on an  
existing Automobile Wrecking Operation (Fender House Auto Wreckers) in an M-2  
(Heavy Industrial) District and a 60-K Height and Bulk District.  
**SPEAKERS: (pro): Gary Wakefield, proj. sponsor; Thomas Hehar, rep. of near proj.**  
**sponsor; (con): Espanola Jackson; Kimi Yee; Bob Craft; Evo Cardelli; Chris Coyle;**  
**Theresa Chow; (pro): Sandra Hebert, proj property owner**  
**ACTION: Approved with conditions as modified**  
**VOTE: +4-0**  
**ABSENT: Commissioner Levine, Martin and Lowenberg**  
**MOTION: 13857**
16. 95.097D (PASSMORE)  
1215 - 10TH AVENUE, Lot 2 in Assessor's Block No. 1740--Request for  
Discretionary Review of Building Permit Application No. 9421084 proposing  
construction of a rear addition and deck.  
**SPEAKERS: (con): David Freitas, DR requestor; Michael Zucker, DR requestor**  
**architect; John Twitchell, rep. of DR requestor; Mark Freitas; Joe Zino; (pro): David**  
**Simpson, proj. sponsor; Kenneth (last name unknown); Bruce Conklin; Cal Pollard;**  
**Douglas Booth, proj. architect**  
**REBUTTAL: John Twitchell; David Simpson**  
**ACTION: Public hearing closed. Approved as proposed**  
**VOTE: +4-0**  
**ABSENT: Commissioner Levine, Martin and Lowenberg**



Adjournment -- 7:55 P.M.

**THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON APRIL 20, 1995.**

**ACTION: Approved as drafted**

**VOTE: +5-0**

**ABSENT: Commissioners Fung and Martin**

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

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040605S

### **NOTICE** **PROPOSED FUTURE CALENDAR ITEM** **BEFORE** **THE CITY PLANNING COMMISSION** **APRIL 20, 1995**

**(call Commission Secretary at 558-6414 a week prior to confirm date)**

Workshop/Hearing on policies and procedures for authorization of Residential Care Facilities and other forms of supportive housing within San Francisco. Representatives of State and local governmental agencies funding, licensing, and monitoring such facilities and housing, and the interested members of the general public are especially invited to testify at this hearing.







MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING

THURSDAY

APRIL 13, 1995

ROOM 428, WAR MEMORIAL BUILDING  
401 VAN NESS AVENUE  
1:30 P.M.

**PRESENT:** Commissioners Boomer, Fung, Lowenberg, Prowler and Unobskey  
**ABSENT:** Commissioners Martin and Levine

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT UNOBSKEY AT 1:37 P.M.**

**STAFF IN ATTENDANCE:** Lucian Blazej - Director of Planning, Robert Passmore - Zoning Administrator, Lois Scott, Milton Edelin, Jim McCormick, Linda Avery - Commission Secretary

**A. ITEMS TO BE CONTINUED**

**ACTION:** Continued Item 7 to April 20, 1995

**VOTE:** +4-0

**ABSENT:** Commissioners Levine, Martin and Unobskey

DOCUMENTS DEPT.

MAY 03 1995

SAN FRANCISCO  
PUBLIC LIBRARY

**B. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

(1) Margaret Sigel; re: Modern Architecture/RCA/DR's

(2) Edith McMillan; re: DR process/Protection of next door neighbor and their property

**C. COMMISSIONERS' QUESTIONS AND MATTERS**

1. Consideration for adoption the draft minutes of March 30, 1995.

**ACTION:** Approved as drafted

**VOTE:** +4-0

**ABSENT:** Commissioners Levine, Martin and Unobskey

**Avery:** Concerns regarding the hearing start time for April 20, 1995



D. DIRECTOR'S REPORT2. DIRECTOR'S ANNOUNCEMENTS

NONE

3. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

BPA: - Sherman House

- 1326 Grove Street - Check Cashing Facility; BPA Jurisdiction for greater control of DR cases

BOS: - Denied a number of advertising Kiosks that are part of public toilets/advertising program

SPEAKER: Edith McMillan

## 4. (SCOTT)

501 TUNNEL AVENUE -- HOUSEHOLD HAZARDOUS WASTE FACILITY -- Report on the activities of the Local Assessment Committee, appointed by the Planning Commission in 1992 to advise the City on terms and conditions by which a proposed expansion of the existing facility may be acceptable to the community.

SPEAKERS: Don Bertone, Chair of Local Assessment Committee; Clara Johnson, Vice-Chair; Marion Aird

Discussion only. No action required.

E. TIER III CASES, Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.5. 1211 - 20TH AVENUE, informational presentation of Building Permit Application Number 9421082 proposing construction of a new 2-family, 4-story building, 40 feet in height. The top floor will be set back 10 feet from the front facade line.

ACTION: No opposition. Approved as proposed

VOTE: +4-0

ABSENT: Commissioners Levine, Martin and Unobskey

6. 2359 - 46TH AVENUE, Lot 12 in Assessor's Block No. 2375 -- informational presentation of Building Permit Application No. 9501006 proposing construction of a two story horizontal addition at the rear of the existing single family house.

ACTION: No opposition. Approved as proposed

VOTE: +4-0

ABSENT: Commissioners Levine, Martin and Unobskey

F. CONSIDERATION OF FINDINGS AND FINAL MOTIONS -- PUBLIC HEARING CLOSED

## 7. 95.116D (GREEN)

1300 - 9TH AVENUE, Lot 39 in Assessor's Block 1763, southeast corner of Irving Street. Request for Discretionary Review of Building Permit Application No. 9501724 for alteration of an existing one story commercial building for occupancy by



a single retail video sales/rental shop within an NC-2 (Small Scale) Neighborhood Commercial District.

**NOTE:** On March 30, after receiving public testimony, the Commission closed public hearing and under their Discretionary Review powers, passed a motion of intent to disapprove by a vote of +4 -0. Commissioners Fung, Levine, and Martin were absent.

**ACTION:** Without hearing, continued to April 20, 1995

**VOTE:** +4-0

**ABSENT:** Commissioners Levine, Martin and Unobskey

G. REGULAR CALENDAR

8. (EDELIN/BASH)

FEE REVISIONS AND PLANNING CODE AMENDMENT, Consideration of resolution adopting amendments to City Planning Code Article 2, Article 3 and Article 3.5A and Administrative Code Chapter 31, Section 31.46A, regarding fee provisions and computer surcharges; and amendment to Planning Code Sec. 302 (b) to allow property owners and residents to apply for Planning Code amendments. (Continued from the Regular Meeting of April 6, 1995)

**SPEAKERS:** Gee Gee Platt; John Barbiey; Marion Aird; Edith McMillan

**ACTION:** Public hearing closed. Approved

**VOTE:** +4-0

**ABSENT:** Commissioners Levine, Martin and Unobskey

**RESOLUTION:** 13859

9. 93.389C/94.633C (PEARL)

1568 HAIGHT STREET, north side, between Ashbury and Clayton Streets; Lot 17 in Assessor's Block 1231:

93.389C -- Consideration of revocation of a previously granted authorization of Conditional Use under Section 303.(d) of the Planning Code resulting from alleged violations of conditions contained in Motion Number 11899 dated March 22, 1990 in an existing full-service restaurant and bar in the Haight Street Neighborhood Commercial District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of April 6, 1995)

**SPEAKERS:** (pro): Steven Antanerris, proj. architect

**ACTION:** Public hearing closed. Continued to June 15, 1995

**VOTE:** +4-0

**ABSENT:** Commissioners Levine, Martin and Unobskey

94.633C -- Request for Conditional Use authorization to add OTHER ENTERTAINMENT (place of entertainment permit) as defined by Section 790.38 of the Planning Code to an existing full-service restaurant and bar and to modify conditions of a previously granted authorization under Motion Number 11899 and as required by Section 303.(e) to permit operation of the bar with a 2:00 a.m. closing time in the Haight Street Neighborhood Commercial District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of April 6, 1995)



**SPEAKERS: (pro):** Steven Antanerris, proj. architect

**ACTION:** Public hearing closed. Intent to disapprove. Final language on April 20, 1995

**VOTE:** +4-0

**ABSENT:** Commissioners Levine, Martin and Unobskey

10. 95.088A (MARSH)

318 KEARNY STREET, east side between Bush and Pine Streets, Lot 6 within Assessor's Block 269. Request for authorization for a Permit to Alter a Category V unrated building pursuant to Section 1111.6(c) of the Planning Code. The subject property is located within the Kearny-Belden Conservation District, is zoned C-3-0 (Downtown Office District) and is located within a 50-X Height and Bulk District. The proposed Major Alteration was recommended for approval by the Landmarks Preservation Advisory Board at its Regular Meeting of February 16, 1995 under Resolution No. 469.

**ACTION:** Approved

**VOTE:** +4-0

**ABSENT:** Commissioners Levine, Martin and Unobskey

**MOTION:** 13860

11. 93.314E (McCORMICK)

501 PARKER AVENUE -- APPEAL OF NEGATIVE DECLARATION: Construct an additional parking level containing approximately 119 automobile parking spaces on a 31,640 square feet platform over an existing parking lot containing 169 automobile and 10 motorcycle spaces, at the southwest corner of Turk Street and Parker Avenue, Lot 1 in Assessor's Block 1144, for a total parking area of about 78,200 square feet. The project would increase the number of (automobile) parking spaces for this lot by 99 (119 new spaces minus twenty that would be lost on the first level due to structural requirements), for a total of 268 spaces on the two levels. Two other parking lots on the University of San Francisco (USF) campus, Lots D and I, containing 99 automobile parking spaces and 59 motorcycle spaces would be removed (as described in the USF Institutional Master Plan). There would be no overall net increase in total USF off-street automobile parking spaces. There would be a loss of 59 motorcycle spaces.

**SPEAKERS: (con):** Sue Hestor; Bob Lee; Dr. Peter Karsant; Claire Pesiri; Rel Woodward; (name unknown); Chris O'Connor; Dale Carlson; Mira Sinick; Nick Nicklas; Jay McCoit; Barbara Coit; Ken Whiting; Kem Lum; Kevin Drew; Condaisy Wode; Susan Sotirkos; (pro): Harry O'Brien, rep. of sponsor (USF)

**ACTION:** Public hearing closed. Approved. Negative Declaration upheld

**VOTE:** +4-0

**ABSENT:** Commissioners Levine, Martin and Unobskey

**MOTION:** 13861

12. 93.314C (NIXON)

501 PARKER AVENUE, southwest corner at Turk Boulevard; Lot 1 in Assessor's Block 1144. Request for Conditional Use authorization pursuant to Planning Code Section 178(c) to construct a one-story parking platform, to serve the University of



San Francisco (USF), above an existing surface parking lot in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.

**SPEAKERS:** (pro): Father (name unknown), proj. sponsor (USF); Peter Recalstein, proj. architect; Director of Plant Services; (con): Sue Hestor; Bob Lee; Dr. Peter Carson Karsant; Claire Pesiri; Rel Woodward; Kevin Drew; Susan Satinecor; Edward Richard; Jean Murray; Newton Lam

**REBUTTAL:** Harry O'Brien; Sue Hestor

**ACTION:** Public hearing closed. Approved with conditions

**VOTE:** +5-0

**ABSENT:** Commissioners Levine and Martin

**MOTION:** 13862

13. 94.460ERC (PAEZ)

101 HARRISON STREET, southwest corner at Spear Street, Lot 14 in Assessor's Block 3768--Request for authorization of a Conditional Use for a Planned Unit Development to permit the adaptive re-use of an existing architecturally significant approximately 42,000 square-foot brick warehouse as 46 dwelling units and to permit modification of the City Planning Code requirements for dwelling unit exposure and usable open space in an M-1 (Light-Industrial) District within the Commercial/Industrial Subdistrict of the Rincon Hill Special Use District and within an 84-X Height and Bulk District.

**SPEAKERS:** (pro): Osborn Erickson, proj. sponsor; Bob Lalanne; Steve Vettel; David Balwin, Heritage

**ACTION:** Public hearing closed. Approved with conditions

**VOTE:** +4-0

**ABSENT:** Commissioners Boomer, Levine and Martin

**MOTION:** 13863

14. 94.459C (ANDRADE)

588 SOUTH VAN NESS AVENUE, Lot 6 in Assessor's Block 3570; west side between 16th and 17th Streets--Request for conditional use authorization to construct a four story residential apartment building with 12 dwelling units in a C-M (Heavy Commercial) District per Section 215(a).

**SPEAKERS:** (pro): Marc Wallace, proj. sponsor

**ACTION:** Public hearing closed. Approved with conditions

**VOTE:** +4-0

**ABSENT:** Commissioners Boomer, Levine and Martin

**MOTION:** 13864

15. 95.061D (PASSMORE)

3933 and 3939 - 19th STREET, north side between Noe and Sanchez Streets, Lot 69 and 70 in Assessor's Block No. 3601 -- Request for Discretionary Review of Building Permit Application No. 9418656-9418653 proposing construction of two 2-unit buildings, on four stories over garage. The buildings will step back according to the slope of the lot and will cover 55% of the lot depth.

**SPEAKERS:** (con): Charles Kridler, DR requestor; Carol Mowbrey; Bob Crie hom;



Jeffery Wong; Robert Hood; Clay Edmunds; Kenneth Weisinger; Karl Wrihtery; Amos Lawrence; John Chemeopi; Bob Kridler; (pro): Gary Gee, rep. of proj. sponsor; Joe O'Donoghue; Mr. Larson

**ACTION:** Public hearing closed. Approved per staff recommendations

**VOTE:** +4-0

**ABSENT:** Commissioners Boomer, Levine and Martin

Adjournment -- 8:20 P.M.

**THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON APRIL 27, 1995.**

**ACTION:** Approved as drafted

**VOTE:** +4-0

**ABSENT:** Commissioners Fung, Martin and Unobskey

**NOTE ON APPEALS:** Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

**NOTE:** For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

### **ACCESSIBLE MEETING POLICY**

Hearings will be held at the War Memorial Building while City Hall is closed for repairs, 401 Van Ness Avenue, Room 428, Fourth Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points along McAllister. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

041395S



**NOTICE**  
**PROPOSED FUTURE CALENDAR ITEM**  
**BEFORE**

**THE CITY PLANNING COMMISSION**

**APRIL 20, 1995**

**(call Commission Secretary at 558-6414 a week prior to confirm date)**

Workshop/Hearing on policies and procedures for authorization of Residential Care Facilities and other forms of supportive housing within San Francisco. Representatives of State and local governmental agencies funding, licensing, and monitoring such facilities and housing, and the interested members of the general public are especially invited to testify at this hearing.







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20/95

MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING

THURSDAY  
APRIL 20, 1995  
ROOM 428, WAR MEMORIAL BUILDING  
401 VAN NESS AVENUE  
1:30 P.M.

DOCUMENTS DEPT.

MAY 11 1995

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**PRESENT:** Commissioners Boomer, Levine, Lowenberg, Prowler and Unobskey  
**ABSENT:** Commissioners Fung and Martin

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT UNOBSKEY AT 1:40 P.M.**

**STAFF IN ATTENDANCE:** Lucian Blazej, Director of Planning, Robert Passmore -  
Zoning Administrator, John Billovits, Roger Herrera, Linda Avery - Commission  
Secretary

A. ITEMS TO BE CONTINUED  
None

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

- (1) Patricia Vaughney; re: Divisadero/Bush - Wells Fargo closing down/no other major financial institution in neighborhood
- (2) Margaret Sigel; re: Her travels down the coast to Palm Spring and their Code regulations
- (3) Edith McMillan; re: - Response to her letter from Zoning Administrator an location demolition permitted on 50% rehab structure  
- Property rights of next door neighbor
- (4) Michael Page; re: Gambling in Louisiana/re-consideration of gambling as a re-use of Treasure Island

C. COMMISSIONERS' QUESTIONS AND MATTERS

1. Consideration for adoption the draft minutes of January 9, 1995 and April 6, 1995.

**ACTION:** Approved as drafted



**VOTE:** +5-0

**ABSENT:** Commissioners Fung and Martin

**Lowenberg - Roof Top School**

**- Boardman Place - Guidelines for Replacement Housing**

**D. DIRECTOR'S REPORT**

**2. DIRECTOR'S ANNOUNCEMENTS**

- Small Business Commission meeting on Neighborhood Commercial report
- Planning, Housing, Land Use Committee of Board of Supervisors: Mission Bay heard - DCP to take lead on planning
- Internal strategic plan in Dept. - by end of this fiscal year

**3. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS**

**RCA at Housing and Land Use Committee - mailed notice requirements**

**BOS: Full Board - moratorium on Advertising on Union Square**

**E. TIER III CASES, Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.**

- 4. 363 RAYMOND AVENUE, southwest side between Elliot and Delta Streets, Lot 33 in Assessor's Block 6245, RH-1 (Residential, House, One-Family) District.**  
Informational presentation of Building Permit Application Number 9420967, to construct 2-story horizontal extension to the front property line and a 2-story addition at the rear of an existing 2-story, single-family dwelling, leaving a rear yard of approximately 32 feet.

**ACTION: No opposition. No DR. Approved as proposed**

**VOTE: +5-0**

**ABSENT: Commissioners Fung & Martin**

**F. CONSIDERATION OF FINDINGS AND FINAL MOTIONS -- PUBLIC HEARING CLOSED**

- 5. 95.116D (GREEN)  
1300 - 9TH AVENUE, Lot 39 in Assessor's Block 1763, southeast corner of Irving Street. Request for Discretionary Review of Building Permit Application No. 9501724 for alteration of an existing one story commercial building for occupancy by a single retail video sales/rental shop within an NC-2 (Small Scale) Neighborhood Commercial District.**

**NOTE: On March 30, after receiving public testimony, the Commission closed public hearing and under their Discretionary Review powers, passed a motion of intent to disapprove by a vote of +4 -0. Commissioners Fung, Levine, and Martin were absent.**

**(Continued from Regular Meeting of April 13, 1995)**

**ACTION: Disapproved**

**VOTE: +4-0**

**ABSENT: Commissioners Fung & Martin**

**EXCUSED: Commissioner Levine**



**MOTION: 13865****6. 94.633C (PEARL)**

**1568 HAIGHT STREET**, north side, between Ashbury and Clayton Streets; **Lot 17 in Assessor's Block 1231** -- Request for Conditional Use authorization to add OTHER ENTERTAINMENT (place of entertainment permit) as defined by Section 790.38 of the Planning Code to an existing full-service restaurant and bar and to modify conditions of a previously granted authorization under Motion Number 11899 and as required by Section 303.(e) to permit operation of the bar with a 2:00 a.m. closing time in the Haight Street Neighborhood Commercial District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of April 13, 1995)

**NOTE:** On April 13, after receiving public testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote of +4 -0. Commissioners Levine, Martin, and Unobskey were absent.

**ACTION:** Disapproved

**VOTE:** +5-0

**ABSENT:** Commissioners Fung & Martin

(Commissioners Levine and Unobskey reviewed material and tapes, from the meeting they did not attend and were eligible to participate in action)

**MOTION: 13866**

**G. REGULAR CALENDAR****7. 89.567E (BILLOVITS)**

**401-515 TUNNEL AVENUE**, Lots 7, 8, 9, and 82 of Block 4991; Lots 10 and 11 of Block 5091; Lots 1, 4, and 5 of Block 5104; and Lot 2 of Block 5099 (also includes San Mateo County Lots 2, 3, 4, 22, 28, 29, 33, and 34 of Block 152 in City of Brisbane) -- Public hearing to take comments on the Draft Environmental Impact Report for the Sanitary Fill Company Recycling and Solid Waste Systems Plan. The Systems Plan proposes modifications to existing solid waste transfer/recycling operations and household hazardous waste collection facility located on a 44 acre site in both San Francisco and Brisbane, west of U.S. 101 and east of Tunnel Avenue. Physical project components include new and expanded buildings, roads, utility lines, parking lots and open space improvements. Operational components include expanded solid waste recycling activities, consolidation of affiliated solid waste company operations, and expansion of hazardous waste collection facility to accept, store and manage larger quantities of certain hazardous wastes, mostly from small businesses.

**SPEAKERS:** Don Bertone; Ralph Oroquita; Donald Gambling, rep. of project sponsor; Joan Mankin; Henry Discono; Commissioner Levine; Commissioner Boomer

**ACTION:** Meeting held. Comment period extended for one month. Continued to May 25, 1995

**VOTE:** +5-0

**ABSENT:** Commissioners Fung & Martin



## 8. (HERRERA/PASSMORE)

Workshop/Hearing on policies and procedures for authorization of Residential Care Facilities and other forms of supportive housing within San Francisco.

Representatives of State and local governmental agencies funding, licensing, and monitoring such facilities and housing, and the interested members of the general public are invited to testify at this hearing. For further information on this matter, you may call Roger Herrera of Department staff at 558-6316.

**SPEAKERS:** Wes Irvin; Chun Duh Kuo; Marty Mitchell; Ted Dienstfrey; Joel Lipski; Bob Prentice; Jim Buick; Mark Trotz; Jack Robertson; Carla Jarvitz; Eileen Hirst; Steven Cornell; Colleen Meharry; Michael Patterson; Holly Etlin; Joe Ruffin; Marium Warren; Howard Schuman; Phillip Faight; Karen Crommie; Thelma; Mary Margaret Ward; Mary Helen Briscoe; Lana Lowe; Ann Baiocchi; Lynn Whittier; Charlotte Maeck; Mark Schwartz; Linda Kendall; Patricia Vaughney; Jerry Veverka; Alice Wadlington; Ellen Benjamin; Don Hesse; Kim Swain; Karen Klein; Calvin Welch; Sue Hestor; Jane Kahan; Steve Leoni; Tim Iglesias; Jane Graf; Bill Pick; Pamela Stevenson; Tom Jones; Gregory Senegal; Steve Fields

**SPECIAL DISCRETIONARY REVIEW HEARING**

**NOTICE** AT APPROXIMATELY 8:30 P.M. THE CITY PLANNING COMMISSION  
CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

9. 94.634D **PUBLIC HEARING CLOSED** (PASSMORE)

36 EDGEHILL WAY, west side, Lot 7 in Assessor's Block 2923 - Automatic request for Discretionary Review of Building Permit Application No. 9419444 to construct a 2-story single family dwelling in an RH-1 (House, One-Family) District.

**NOTE:** This case was continued from the Regular Meeting of March 9, 1995 to May 4, 1995. The case has been posted and readvertised for today's hearing.

**ACTION:** Under Discretionary Review powers, approved to Residential  
Conservation Amendments proposed standards

**VOTE:** +4-0

**ABSENT:** Commissioners Fung, Martin and Prowler

## 10. 95.008D (PASSMORE)

365 HILL STREET, Request for Discretionary Review of Building Permit Application No. 9411477S which proposes a new front bay window and rear horizontal addition to an existing single-family dwelling in an RH-1 (House, One-Family) District in the Dolores Heights Special Use District.

**NOTE:** On March 30, 1995, after receiving testimony, the Commission closed public hearing and referred this matter to the AIA for design review by a vote of +4 -0. Commissioners Fung, Levine and Martin were absent.

**ACTION:** Without hearing, continued to May 4, 1995

**VOTE:** +5-0

**ABSENT:** Commissioners Fung and Martin

## 11. 95.087DD (PASSMORE)

270-272 HENRY STREET, northside near Castro Street, Lot 49 in Assessor's Block 2612 - Request for Discretionary Review of Building Permit Application No. 9415265



and Demolition Permit Application Nos. 9415263 and 9415264 to demolish two single family dwellings and construct a three story over garage 5 unit residential building within an RM-1 (Residential, Mixed, Low Density) District.

**ACTION:** Without hearing, continued to May 4, 1995

**VOTE:** +5-0

**ABSENT:** Commissioners Fung and Martin

12. 95.107D (PASSMORE)  
2710 BROADWAY, Lot 7 in Assessor's Block No. 959 - Request for Discretionary Review of Building Permit Application No. 9413384 proposing construction of three stories and attic dormer at the rear of the existing two-story plus attic floor single family dwelling. The proposal is also to add a new skylight structure (5'0" High) above existing roof structure.

DR withdrawn

Adjournment -- 9:00 P.M.

**THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON MAY 4, 1995.**

**ACTION:** Approved as drafted

**VOTE:** +6-0

**ABSENT:** Commissioner Martin

**NOTE ON APPEALS:** Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

**NOTE:** For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

### ACCESSIBLE MEETING POLICY

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accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

**NOTICE OF SPECIAL JOINT HEARING  
SAN FRANCISCO  
CITY PLANNING COMMISSION AND  
RECREATION AND PARK COMMISSION  
TO CONSIDER THE PROPOSED 1995-1996  
SAN FRANCISCO PARK AND OPEN SPACE PROGRAM  
THURSDAY, MAY 4, 1995  
BOARD OF SUPERVISOR'S CHAMBERS  
WAR MEMORIAL BUILDING  
401 VAN NESS AVENUE, 4TH FLOOR  
1:30 P.M.**

95.120R

**San Francisco Open Space Acquisition and Park Renovation Fund 1995-1996**

**[Proposition E]**

**[Shotland]**

Consideration of adoption of the 1994-1995 Open Space Acquisition and Park Renovation Program. At this meeting, the General Manager of the Recreation and Park Department will present a report recommending expenditures from the San Francisco Park and Open Space Program, Fiscal Year 1995-1996.

**(The item was originally noticed for April 27, 1995, but is proposed for continuance to May 4, 1995)**

CPC: 042095S



7/95

MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING

THURSDAY  
APRIL 27, 1995  
ROOM 428, WAR MEMORIAL BUILDING  
401 VAN NESS AVENUE  
1:30 P.M.

DOCUMENTS DEPT.

MAY 16 1995

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**PRESENT:** Commissioners Boomer, Levine, Lowenberg, Prowler and Unobskey  
**ABSENT:** Commissioners Fung and Martin

**THE MEETING WAS CALLED TO ORDER BY COMMISSION SECRETARY LINDA AVERY AT 1:40 P.M. IN THE ABSENCE OF BOTH THE PRESIDENT AND VICE PRESIDENT, COMMISSIONER LOWENBERG WAS ELECTED AS CHAIR.**

**STAFF IN ATTENDANCE:** Lucian Blazej - Director of Planning, Robert Passmore - Zoning Administrator, Jim Nixon, Paul Rosetter, Linda Avery - Commission Secretary

**A. ITEMS TO BE CONTINUED**

1. 95.120R (SHOTLAND)  
San Francisco Open Space Acquisition and Park Renovation Fund 1995-1996  
[Proposition E] - SPECIAL JOINT HEARING WITH THE RECREATION & PARK COMMISSION

Consideration of adoption of the 1995-1996 Open Space Acquisition and Park Renovation Program. At this meeting, the General Manager of the Recreation and Park Department will present a report recommending expenditures from the San Francisco Park and Open Space Program, Fiscal Year 1995-1996.

(Proposed for continuance to May 4, 1995)

**ACTION:** Continued as proposed

**VOTE:** +4-0

**ABSENT:** Commissioners Fung, Martin and Unobskey

2. 95.120M (SHOTLAND)  
Amendment of the Recreation and Open Space Element of the Master Plan prior to adoption of the 1995-1996 Open Space Acquisition and Park Renovation Program. Consideration of amending the Recreation and Open Space Element of the Master Plan, adding four sites to and deleting one lot from the category "Proposed Public Open Space, Acquire for or Convert to Public Open Space" in Map 4, the Citywide Recreation and Open Space Plan."

The following sites are proposed to be added to Map 4:

- Brooks Park-adjacent property, Assessor's Block 7075, lots 32, 33
- Tenderloin Pre-School Park Site, northeast corner of Turk & Hyde Street, AB 337, lot 21



- Site for Arts Center to replace Sharon Arts Center [in Golden Gate Park]. Proposed site is at 16th and Dolores Streets, AB 3556, lot 25
- Bayview Hill Site, adjacent to Bayview Hill Park, AB 4991, lots 29, 31, 32, 33, 34, 38, 44

The following lot is proposed to be deleted from Map 4:

- Brooks Park-adjacent property, Assessor's Block 7075, lot 36

**(Proposed for continuance to May 4, 1995)**

**ACTION: Continued as proposed**

**VOTE: +4-0**

**ABSENT: Commissioners Fung, Martin and Unobskey**

**3. 95.137C**

**(ANDRADE)**

659 COLUMBUS AVENUE; Lot 3 in Assessor's Block 101; west side between Filbert and Powell Streets: Request for Conditional Use Authorization to establish an automobile parking lot for 19 vehicles on a 6432 sq. ft. site (as defined by Section 790.8 of the Planning Code) in the North Beach Neighborhood Commercial District as required by Planning Code Section 722.56.

**(Proposed for continuance to May 11, 1995)**

**ACTION: Continued as proposed**

**VOTE: +4-0**

**ABSENT: Commissioners Fung, Martin and Unobskey**

**B. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. ~~If it is demonstrated that comments by the~~ public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

**(1) Margaret Sigel; re: Listen to what others have to say on RCAs**

**C. COMMISSIONERS' QUESTIONS AND MATTERS**

- 4. Consideration for adoption the draft minutes of April 13, 1995.**

**ACTION: Approved as drafted**

**VOTE: +4-0**

**ABSENT: Commissioners Fung, Martin and Unobskey**

- Levine: - Bayview Hunter's Point Naval Shipyard - Meeting at San Francisco State University - Urban Land Institute and Department of City Planning and Redevelopment Agency Participated**
- Follow-up from last weeks workshop on Residential Care facilities



- Department workshop on internal Strategic Plan

D. DIRECTOR'S REPORT

5. DIRECTOR'S ANNOUNCEMENTS

- Meeting with San Francisco State University on Hunter's Point Shipyard re-use
- Treasure Island Task force committee meeting on Monday
- Mission Bay meeting next Thursday - Home Depot
- Meeting with Mayor on Department Budget
- Board Select Committee on Charter Reform meeting tonight
- Ferry Building Plan re-use
- Unobskey: - Presidio Re-use
  - Residential/Social Service Care facilities  
(Commissioner Lowenberg will take this assignment)  
(Commissioner Boomer will also take this assignment)

6. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

- BPA - Public Kiosk at Market and Post approved  
- Patric Media at 200-212 Stockton was continued

E. TIER III CASES, Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

7. 9 SUNVIEW DRIVE, Informational presentation of Building Permit Application Number 9502118 proposing a two story addition at the rear of the existing building, at ground level: 26' wide and 26' deep and at the second level: 26' wide and 19' deep.

**ACTION:** No opposition. No DR. Approved as proposed

**VOTE:** +5-0

**ABSENT:** Commissioners Fung and Martin

8. 1849 LYON STREET, Informational presentation of Building Permit Application Number 9503735, Lot 1 in Assessor's Block 1022 proposing installation of an additional garage door and a curb cut with an aggregate of 16 feet wide garage door and 17 feet wide curb cut.

**ACTION:** No opposition. No DR. Approved as proposed

**VOTE:** +5-0

**ABSENT:** Commissioners Fung and Martin

F. REGULAR CALENDAR

9. 94.196C **PUBLIC HEARING CLOSED** (ANDRADE)  
1099 MISSISSIPPI STREET; northeast corner of Mississippi and 25th Streets; Lot 8A in Assessor's Block 4224 - Request for Conditional Use Authorization to build ten dwelling units on a 10,000 square foot lot in an M-1 (Light Industrial) District.  
(Continued from the Regular Meeting of February 23, 1995)



**SPEAKERS:** (con): Elmia Myers; Babette Drefke; Linda Szyniszewski; Max Jackson; (pro): Steve Vettal; Steve Roe, project architect; Mark Hamilton, project sponsor; Dick Millette

**ACTION:** Public hearing re-opened. Following testimony, public hearing closed. Approved with conditions

**VOTE:** +5-0

**ABSENT:** Commissioners Fung and Martin

10. 94.105XB (NIXON)  
101 SECOND STREET, southeast corner of Second and Mission Streets, Lots 72, 73, 74 and 75 in Assessor's Block 3721--Request for Determinations of Compliance and Exceptions under Section 309 of the Planning Code and Request for modification of previous Authorization for Office Space in excess of 50,000 square feet under Section 321 of the Planning Code to permit approximately 369,000 square feet of office space, 11,000 square feet of retail space and 16,000 square feet of basement parking within the C-3-0 District and a 500-S and a 150-S Height and Bulk District and within the New Montgomery-Second Street Conservation District. The Project requests an exception with respect to ground level wind, Separation of Towers and bulk limits.

(Continued from the Regular Meeting of March 2, 1995)

**SPEAKERS:** David Fitzpatrick, proj. sponsor; Dick Millett; Sue Hestor; Grey (last name unknown); proj. architect; Steve Atkinson, proj. attorney

**ACTION:** Intent to approve with conditions. Final language continued to May 25, 1995 - to include redesign of open space component.

**VOTE:** +5-0

**ABSENT:** Commissioners Fung and Martin

11. 94.343CV (BERKOWITZ)  
900 BALBOA STREET, north side between 10th and 11th Avenues, Lot 18 in Assessor's Block 1553: Request for Conditional Use Authorization to expand an existing church in an RH-1(D) (House, One-Family, Detached Dwellings) District. The project also includes a variance request to allow off-street parking in a required rear yard.

**SPEAKERS:** (pro): Ben Au-Yeung, Deacon of Church; (con): Sue Levitin; Carol Hull; Richard Jow; (pro): Alice Shen, Church member; Daniel Chan, Pastor of Church; Patrick Wong, Church member; Anthony Chung, Church member

**ACTION:** Following testimony, continued to June 8, 1995 with the recommendation that the project be reviewed by the Community Boards.

**VOTE:** +5-0

**ABSENT:** Commissioners Fung and Martin

12. 95.052ET (ROSETTER)  
Residential Conservation Amendments -- Propose to initiate amending the City Planning Code by amending Sections 102.12, 122, 130, 133, 134, 136, 136.1, 141, 142, 144, 145, 145.1, 154, 175, 181, 188, 204.1, 206, 260, 261, 303, 306.1, 306.8, 308.9, 307, 308.2, 316, 316.2, 316.3, 316.4, 316.5, 316.6, 316.7 and 316.8, and by adding new Sections 133.1, 144.1, 144.2, 260.1, 303.1, 311, 312 to change the restrictions and review procedures that apply to buildings, uses and features



principally in the RH-1(D), RH-1(S), RH-1 and RH-2 zoning Districts by modifying requirements that relate to yard area, height limits, parking and non-conforming uses. These modifications are not limited to modifications of the way height is measured, of the yard area that applies to the RH-1(D), RH-1(S) and RH-1 Districts, of the permitted obstructions into open areas, of the special height limits applicable to the RH-1(D), RH-1(S), RH-1 and RH-2 Districts and the procedure for achieving the mapped height limit in these districts, and of the powers of the Zoning Administrator. The RCAs also include new provisions for a special height district in the southwest portion of the city, requiring a zoning map amendment, for side yards applicable to certain situations, for notification and permit application review procedures, for enforcement of notification procedures and adherence to approved design guidelines, and for review of proposed demolitions in residential districts. (Continued from the Regular Meeting of February 23, 1995)

**SPEAKERS:** Marion Aird; Anita Theoharris; Alice Barkley - 1) City Attorney opinion issued in a published numbered opinion - 2) Why change a long-standing law; Peter Bergoski; Joe O'Donoghue; Albert Seto; David Ng; Gabriel Ng; Gwenda Davies; Anne Bloomfield; Charlott Maeck; Mary Ann Miller; Anita Theoharris; Bud Wilson; John Bardis

**ACTION:** Following comments, continued to June 15, 1995

**VOTE:** +4-0

**ABSENT:** Commissioners Fung, Martin and Prowler

Adjournment -- 7:00 P.M.

**THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON MAY 11, 1995.**

**ACTION:** Approved as drafted

**VOTE:** +5-0

**ABSENT:** Commissioners Martin and Unobskey

**NOTE ON APPEALS:** Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

**NOTE:** For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

### **ACCESSIBLE MEETING POLICY**

Hearings will be held at the War Memorial Building while City Hall is closed for repairs, 401 Van Ness Avenue, Room 428, Fourth Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points along McAllister. American sign language Interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the



City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

CPC: 042795S



MINUTES OF SPECIAL JOINT HEARING  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION AND  
RECREATION AND PARK COMMISSION

THURSDAY

MAY 4, 1995

BOARD OF SUPERVISOR'S CHAMBERS, ROOM 404  
WAR MEMORIAL BUILDING  
401 VAN NESS AVENUE  
1:30 P.M.

DOCUMENTS DEPT.

JUN 20 1995

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PRESENT: Planning Commissioners: Boomer, Fung, Prowler, Levine, Lowenberg and Unobskey

ABSENT: Planning Commissioner: Martin

PRESENT: Recreation & Park Commissioners: Farrow, Immendorf, McArdle-Solomon, Quaranta, Rovetti and Ruiz.

ABSENT: Recreation & Park Commissioner: Chan

THE MEETING WAS CALLED TO ORDER BY PRESIDENT IMMENDORF OF THE RECREATION & PARK COMMISSION AT 1:45 P.M.

PLANNING STAFF IN ATTENDANCE: Lucian Blazej, Director of Planning, Robert Passmore - Zoning Administrator, Eva Liebermann, Stephen Shotland, Linda Avery - Commission Secretary

1. 95.120M

(SHOTLAND)

Amendment of the Recreation and Open Space Element of the Master Plan.

Consideration of amending the Recreation and Open Space Element of the Master Plan, adding four sites to and deleting one lot from the category "Proposed Public Open Space, Acquire for or Convert to Public Open Space" in Map 4, the Citywide Recreation and Open Space Plan.

The following sites are proposed to be added to Map 4:

- Brooks Park-adjacent property, Assessor's Block (AB) 7075, lots 32, 33
- Tenderloin Pre-School Park Site, northeast corner of Turk & Hyde Street, AB 337, lot 21
- Site for Arts Center to replace Sharon Arts Center [in Golden Gate Park]. Proposed site is at 14th and Dolores Streets, AB 3556, lot 25
- Bayview Hill Site, adjacent to Bayview Hill Park, AB 4991, lots 29, 31, 32, 33, 34, 38, 44

The following lot is proposed to be deleted from Map 4:

- Brooks Park-adjacent property, Assessor's Block 7075, lot 36

(Without hearing, continued from the Regular Meeting of the City Planning Commission of April 27, 1995)

**SPEAKERS:** Clair Issacs; Kathy Perry; Barbara Wenger, Koshland Park Group; Ron Miguel; Ruth Gravanis; Stephen X. Nahm; Patricia Walkup; Judith Ramons; Emanuel Jolish; David Braker; Malik Matthew; Jake Sigg; Anthony G. Sacco; Charlie Walker; Kevin Williams; Alan Weaver; Cheryl Towns; Martin Reed; Robbyn Morris; John Laskin; Pam Simms

**ACTION:** Approved as amended: Omit the Bayview Hill site for consideration

**VOTE:** +6-0



**ABSENT: Commisssloner Martin**

**RESOLUTION: 13868**

2. 95.120R

(SHOTLAND)

San Francisco Open Space Acquisition and Park Renovation Fund 1995-1996 [Proposition E] - SPECIAL JOINT HEARING WITH THE RECREATION & PARK COMMISSION

Consideration of adoption of the 1995-1996 Open Space Acquisition and Park Renovation Program. At this meeting, the General Manager of the Recreation and Park Department will present a report recommending expenditures from the San Francisco Park and Open Space Program, Fiscal Year 1995-1996.

(Without hearing, continued from the Regular Meeting of the City Planning Commission of April 27, 1995)

**SPEAKERS:** Clair Issacs; Kathy Perry; Barbara Wenger, Koshland Park Group; Ron Miguel; Ruth Gravanis; Stephen X. Nahm; Patricia Walkup; Judith Ramons; Emanuel Jolish; David Braker; Malk Matthew; Jake Sigg; Anthony G. Sacco; Charlie Walker; Kevin Williams; Alan Weaver; Cheryl Towns; Martin Reed; Robbyn Morris; John Laskin; Pam Simms

**ACTION:** Approved as amended with the deletion of Bayview Hill site

**VOTE:** +6-0

**ABSENT:** Commisssloner Martin

**RESOLUTION: 13869**

## **B. PUBLIC COMMENT**

At this time, members of the public may address the Joint Commission on items of interest to the public that are within the subject matter jurisdiction of the Joint Commission. Each member of the public may address the Joint Commission for up to three minutes.

**SPEAKERS:** Edith McMillan

**ADJOURNED – 5:00 P.M.**

**THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON MAY 18, 1995.**

**ACTION:** Approved as amended to show modification of conditions on #7.

**VOTE:** +6-0

**ABSENT:** Commisssloner Martin

## **ACCESSIBLE MEETING POLICY**

Hearings will be held at the War Memorial Building while City Hall is closed for repairs, 401 Van Ness Avenue, Room 428, Fourth Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the Intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points along McAllister. American sign language Interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.



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MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING

THURSDAY

MAY 4, 1995

BOARD OF SUPERVISOR'S CHAMBERS, ROOM 404  
WAR MEMORIAL BUILDING  
401 VAN NESS AVENUE  
4:00 P.M.

**PRESENT:** Commissioners Boomer, Fung, Levine, Lowenberg and Unobskey  
**ABSENT:** Commissioners Martin and Prowler

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT UNOBSKEY AT 5:30 P.M.**

**STAFF IN ATTENDANCE:** Lucian Blazej, Director of Planning, Robert Passmore -  
Zoning Administrator, Catherine Bauman, Miriam Chion, Amit Ghosh, Linda Avery -  
Commission Secretary

**A. ITEMS TO BE CONTINUED**

1. 95.136BX (NIXON)  
200-212 STOCKTON STREET, northeast corner of Stockton and Geary Streets, Lot 11 in Assessor's Block 309--Request for Determinations of Compliance and Exception under Sections 309, 263.8 and 1111.7 of the Planning Code to construct an electronic/mechanized, general advertising sign, approximately 16 feet tall by 48 feet wide, on an approximately 12.5 feet tall structural frame, on the roof of an existing building within the C-3-R (Downtown Commercial, Retail) District, in an 80-130-F Height and Bulk District, and within the Keamy-Market-Mason-Sutter Conservation District. The Project requests an exception to the 80-130 height limit as the top of the sign is approximately 108 feet above grade.

(Proposed for indefinite continuance)

**ACTION:** Continued as indicated

**VOTE:** +5-0

**ABSENT:** Commissioners Martin and Prowler

**B. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

- (1) John Bardis; re: RCA Notice, hearing, and Environmental Review Notice and process



C. COMMISSIONERS' QUESTIONS AND MATTERS

2. Consideration for adoption the draft minutes of April 20, 1995.

**ACTION:** Approved as drafted

**VOTE:** +5-0

**ABSENT:** Commissioners Martin and Prowler

**Avery:** – June 22 hearing in the Community instead of June 15 - on South Bayshore Plan

– May 25 City Planning Commission hearing start time is 5 p.m.

– June 1 City Planning Commission hearing cancelled

D. DIRECTOR'S REPORT3. DIRECTOR'S ANNOUNCEMENTS

– Capital Advisement Committee

– City Hall Renovation Funds

– \$28 million Bond measure for Steinhart Aquarium (Approved)

– \$100 million for affordable Housing (not approved)

– \$18 million Bond measure for Embarcadero Roadway (approved)

– Open Space requirements for 101 Second Street

4. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

**BOS:** 450 Golden Gate Avenue - State Building

– 216 Stockton Street continued at BPA to May 6, 1996

– Catherine Bauman gave a brief report on Earthquake Safety

E. TIER III CASES, Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

5. 937 ALABAMA STREET, Lot 36 in Assessor's Block 4146 - Informational presentation of Building Permit Application Number 9413538 proposing a new entrance, relocation of front stairs, and deck at rear.

**ACTION:** No opposition. No DR. Approved as proposed

**VOTE:** +5-0

**ABSENT:** Commissioners Martin and Prowler

F. REGULAR CALENDAR

6. Informational presentation of the 1995 Commerce and Industry Update Report.

**SPEAKERS:** John Bardis

No action required.

7. 95.132C

(ANDRADE)

530 CHESTNUT STREET, Lots 10, 18, 19, and 20 in Assessor's Block 52; north side between Mason and Powell Street: Request for Conditional Use authorization



to modify a previous authorization as set forth in Motion 13021 by extending required date of construction to February 14, 2001, for a project which includes renovation and re-adaptive use of an existing building for 122 condominium dwelling units in the North Beach Neighborhood Commercial District.

**SPEAKERS:** Steve Vettal, rep. of proj. sponsor; Bill Letti, proj. architect; (name unknown), proj. sponsor; Alice Barkley

**ACTION:** Public hearing closed. Approved with conditions as modified: Condition #1 - extension is for 3 years instead of 5; add language to addressed responsibility of sponsor to maintain site in secure, clean, and attractive manner.

**VOTE:** +5-0

**ABSENT:** Commissioners Martin and Prowler

**MOTION:** 13870

#### SPECIAL DISCRETIONARY REVIEW HEARING

**NOTICE** AT APPROXIMATELY 7:00 P.M. THE CITY PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

8. 95.008D (PASSMORE)

365 HILL STREET, Request for Discretionary Review of Building Permit Application No. 9411477S which proposes a new front bay window and rear horizontal addition to an existing single-family dwelling in an RH-1 (House, One-Family) District in the Dolores Heights Special Use District.

**NOTE:** On March 30, 1995, after receiving testimony, the Commission closed public hearing and referred this matter to the AIA for design review by a vote of +4 -0. Commissioners Fung, Levine and Martin were absent.

(Without hearing, continued from the Regular Meeting of April 20, 1995)

**ACTION:** DR withdrawn. Letter read into the record

9. 95.087DD (PASSMORE)

270-272 HENRY STREET, northside near Castro Street, Lot 49 in Assessor's Block 2612 - Request for Discretionary Review of Building Permit Application No. 9415265 and Demolition Permit Application Nos. 9415263 and 9415264 to demolish two single family dwellings and construct a three story over garage 5 unit residential building within an RM-1 (Residential, Mixed, Low Density) District.

(Without hearing, continued from the Regular Meeting of April 20, 1995)

**SPEAKERS:** (con): Douglas Schmidt, DR requestor; Gregory Silvia, DR requestor; Steven Martin; Linda Kota; Robert Harrowitz; Harold Patterson; Jack Phillips; (pro): Alice Barkley, rep. of proj. sponsor; Bernard Kathryn; Judy Travis, wife of project sponsor; Cesar Revera, project sponsor

**REBUTTAL:** (con): Gregory Silvia; Douglas Schmidt; (pro): Alice Barkley

**ACTION:** Under Discretionary Review Powers, approved with Design refinement

**VOTE:** +4-0

**ABSENT:** Commissioners Lowenberg, Martin and Prowler

10. 95.023D (PASSMORE)

178 RANDALL STREET, north side between Whitney and Church Streets, Lot 31 in Assessor's Block No. 6655 - Request for Discretionary Review of Building Permit



Application No. 9418782. The proposal is to convert the existing single-family dwelling into a two-family dwelling. The conversion will comprise: adding one off-street parking space, raising the building 4' off the ground in order to provide access to the off-street parking area, and adding a rear extension, two stories high.

**SPEAKERS:** (con): Shelby Garcia, DR requestor; Roberto; Robert Rivera; Carla Dasbert; Ana Grogan; Ron Blum; Peter Crackour; (pro): Carlotee Del Porteo, proj. sponsor; Edwarda EsSudious, proj. Architect & co-owner; Elinano EsSudious, co-owner; (con): Agnes Fallbery

**REBUTTAL:** (con): Anita Benjamine; (pro): Carlotee Del Porteo

**ACTION:** Under Discretionary Review Powers, approved with compliance to off-street parking requirement of the Code

**VOTE:** +4-0

**ABSENT:** Commissioners Lowenberg, Martin and Prowler

Adjournment – 9:00 P.M.

**THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON MAY 18, 1995.**

**ACTION:** Approved as amended to show modification of conditions on #7.

**VOTE:** +6-0

**ABSENT:** Commissioner Martin

**NOTE ON APPEALS:** Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

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CPC: 050495S



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MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING

THURSDAY  
MAY 11, 1995  
ROOM 428, WAR MEMORIAL BUILDING  
401 VAN NESS AVENUE  
1:30 P.M.

**PRESENT:** Commissioners Boomer, Fung, Prowler, Levine and Lowenberg  
**ABSENT:** Commissioners Martin and Unobskey

**THE MEETING WAS CALLED TO ORDER BY VICE PRESIDENT FUNG AT 1:45 P.M.**

**STAFF IN ATTENDANCE:** Lucian Blazej, Director of Planning, Robert Passmore -  
Zoning Administrator, Susana Montana, Linda Avery - Commission Secretary

**A. ITEMS TO BE CONTINUED**

1. 94.221CEKS (PAEZ)  
39-43 BOARDMAN PLACE, east side between Bryant and Brannan Streets, Lots 90 and 91 in Assessor's Block 3779--Request for authorization of a Conditional Use to permit the demolition of an existing single-family dwelling and the construction of a replacement structure containing 14 live/work units in an SLI (Service/Light-Industrial) Mixed Use District with a 50-X Height and Bulk Designation.  
(Continued from Regular Meeting of March 30, 1995)  
(Proposed for continuance to May 25, 1995)  
**ACTION:** Continued as shown  
**VOTE:** +5-0  
**ABSENT:** Commissioners Martin and Unobskey
2. 95.146D (PASSMORE)  
2462 41ST AVENUE, east between Taraval and Ulloa Streets. Lot 29 in Assessor's Block No. 2385 - Request for Discretionary Review of Building Permit Application No. 9417862. The proposal is for construction of a two-story 18' deep x 15' wide rear addition to single family dwelling.  
(Proposed for continuance to June 8, 1995)  
**ACTION:** Continued as shown  
**VOTE:** +5-0  
**ABSENT:** Commissioners Martin and Unobskey

**B. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the



public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

- (1) **Edith McMillan; re: Public acknowledgement of Bob Passmore's years of dedicated public service**

C. COMMISSIONERS' QUESTIONS AND MATTERS

3. Consideration for adoption the draft minutes of April 27, 1995.

**ACTION: Approved as drafted**

**VOTE: +5 -0**

**ABSENT: Commissioners Martin and Unobskey**

- Levine: -- When will the Annual Housing Industry Report & Residential Evaluation come before City Planning Commission?**  
**-- San Francisco Tomorrow article on Bus Terminals to become the streets of San Francisco?**

D. DIRECTOR'S REPORT

4. DIRECTOR'S ANNOUNCEMENTS

- Fee adjustments approved at Board Of Supervisors excluding Discretionary Review increase and Landmark designation fee increase
- Federal proposal to sale the Presidio
- the Housing & Land Use Committee of the Board reviewed the State Office bldg. for facade design concerns, winds along Golden Gate, and shadowing
- Downtown Open Space and Pedestrian use
- Charter Reform Committee will meet on Tuesday

5. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

**BOS: Fee schedule - accepted except DR & preservation**

**BPA: Clay Street (Progress Foundation) - upheld**

E. TIER III CASES, Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

6. 235 HOLYOKE STREET - Informational presentation of Building Permit Application Number 9500857. The subject permit application is to legalize the rear 15 feet of the building which was built without permit. In addition, four dwelling units were added without permit. The subject application returns the property to single-family dwelling use.

**ACTION: No opposition. No DR. Approved as proposed**

**VOTE: +5-0**

**ABSENT: Commissioners Martin and Unobskey**

7. 1405 GREENWICH STREET - Informational Presentation of Building Permit Application Number 9503497 proposing an addition of a new garage door to the



building such that the total number of garage doors will be three. The new garage will provide three new parking spaces for the existing six unit building.

**ACTION:** No opposition. No DR. Approved as proposed

**VOTE:** +5-0

**ABSENT:** Commissioners Martin and Unobskey

**E. UNCONTESTED CASE CALENDAR**

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. The Department, has determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendations is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular schedule hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

**8. 95.175C (ANDRADE)**

3401 MISSION STREET, southeast corner of Eugenia Avenue, Lot 40, Assessor's Block 5673--Request for conditional use authorization to amend a previous authorization by modifying a condition of Exhibit A of City Planning Commission Motion No. 10511 allowing transfer of ownership of an existing large fast food restaurant located in an NC-3 district to a new party.

**ACTION:** Approved with conditions as modified: ...add a condition that addresses the need for litter containers

**VOTE:** +5-0

**ABSENT:** Commissioners Martin and Unobskey

**MOTION:** 13871

**9. 95.133C (PEARL)**

810 JUDAH STREET, northwest corner of Funston Avenue; Lot 8 in Assessor's Block 1768: -- Request for authorization of Conditional Use under Sections 209.7.(c) and 178.(c) of the Planning Code to establish an Off-street parking facility in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.

**ACTION:** Approved with conditions as drafted

**VOTE:** +5-0

**ABSENT:** Commissioners Martin and Unobskey

**MOTION:** 13872

**F. REGULAR CALENDAR**

**10. (BLAZEJ)**

PROPOSED CHARTER REVISIONS CURRENTLY BEING RECOMMENDED BY THE SELECT COMMITTEE ON CHARTER REFORM, Staff presentation and Public hearing on potential effects of proposed Charter Reform provision on the Planning Commission and Planning Department.

**SPEAKERS:** Edith McMillan; Lois Scott

Presentation complete with public comments. Non-Action item.



11. Residential Conversion and Demolition Guidelines (MONTANA)  
Request for the Planning Commission to endorse Guidelines for Criteria for approval or disapproval of conditional use applications to convert dwelling units to non-residential use or for the demolition of dwelling units within zoning districts in which conversions or demolitions require conditional use authorization; Request for the Planning Commission to endorse Guidelines for Conditions of Approval for conversions or demolitions when such require conditional use authorization; and Request for the Planning Commission to endorse Guidelines for Exemptions from those conditions in cases which provide public benefit. The April 1995 proposed Guidelines respond to comments raised by the Planning Commission, the general public, the Mayor's Office of Housing, the Office of the City Attorney, and Planning Department staff on draft Guidelines previously presented to the Planning Commission.

**SPEAKERS:** John Bardis; Alice Barkley

**ACTION:** Approved as modified: ...delete last sentence of last paragraph on page 6; ...page 13, Public Benefit Exemptions: ...include public use park, open space, library, government agencies, San Francisco Redevelopment Agency, Housing Authority, or other public entities

**VOTE:** +5-0

**ABSENT:** Commissioners Martin and Unobskey

**RESOLUTION:** 13873

12. 93.586CEP (NIXON)  
2900 SLOAT BOULEVARD, a parcel bounded by the Lower Great Highway, Wawona Street, 47th Avenue and Sloat Boulevard; Lots 1 and 2 in Assessor's Block 2516 - Request for Conditional Use authorization to allow construction on a site exceeding 10,000 square feet in area (Section 711.11 of the Planning Code), and to seek authorization of the project as a Planned Unit Development (Section 304), seeking exceptions from lot size, lot width requirements, rear yard standards and additional dwelling unit density. The project is located within an NC-2 (Small Scale Neighborhood Commercial) District with a 100-A Height and Bulk District. The property is also within the San Francisco Coastal Zone area.  
(Continued from Regular Meeting of March 30, 1995)

**SPEAKERS:** (pro): Alice Barkley, attorney for project; Gary Gee, project architect; (con): Marc Duffet; Brooke Sampson; John Parker; Mark Zeppetelco, attorney for neighbors; Mary Ann Miller; Mark Sulak, rep. of S.F. Zoo; Wendy Chan; Vivian Goodwin; Peter Reich; Joel Ventresca; Dave Ferguson; Bud Wilson

**ACTION:** Approved with condition as modified: Coastal Zone Permit: -page 3, #9 - C, add to the end of paragraph ..."Eight BMR units represent 31% of the market rate units, substantially more than the 10% affordability guidelines adopted by the Planning Commission to implement this policy."; -page 4, DECISION—correct the last sentence to read: ..."and hereby APPROVES the requested Coastal Permit Application No. 93.586P." Conditional Use Permit: -page 2, Design, add #9 to read: "Building permits shall not be issued by the City until the Department of City Planning receives satisfactory evidence from Chevron that all underground tanks and contaminants in the soil have been removed, including clearance by all applicable oversight agencies regarding environmental issues noting



that no further actions are required."; -page 3, Transportation, #12: "...will not interfere with the MUNI lines."; -page 4, Air Quality, add #3 to read: "The project sponsor shall monitor the air quality during excavation phases of construction to ensure worker safety."; -page 10, Residence Element, modify paragraph 5 to read: "The inclusion of eight units of permanently affordable housing units to the project, represents 31% of the market rate units, substantially in excess of the 10% affordability guidelines adopted by the Commission and will affirmatively promote Objective 7, policies 7-2 and 7-3 and Planning Code Section 101.1 priority policies."; -page 12, 47-B, modify the second sentence to read: "The proposed development, with eight BMR Units, 25% of the project units, will preserve and add to the cultural and economic diversity of the neighborhood."

**VOTE:** +5-0

**ABSENT:** Commissioners Martin and Unobskey

**MOTION No. (Coastal Zone Permit):** 13874

**MOTION No. (Conditional Use):** 13875

13. 95.137C (ANDRADE)  
659 COLUMBUS AVENUE; Lot 3 in Assessor's Block 101; west side between Filbert and Powell Streets: Request for Conditional Use Authorization to establish an automobile parking lot for 19 vehicles on a 6432 sq. ft. site (as defined by Section 790.8 of the Planning Code) in the North Beach Neighborhood Commercial District as required by Planning Code Section 722.56.  
(Continued from the Regular Meeting of April 27, 1995)

**SPEAKERS:** Sergia Nibbi, rep. of sponsor; Gino Biradelli; June Osterberg; Ronald Edwards; Michael Garavaglia

**ACTION:** Disapproved.

**VOTE:** +5-0

**ABSENT:** Commissioners Martin and Unobskey

**MOTION:** 13876

14. 95.100C (MILLER)  
1809 GREENWICH STREET, south side between Laguna and Octavia Streets, Lot 42 in Assessor's Block 519: Request for authorization of a **CONDITIONAL USE** for a **NARROW-LOT SUBDIVISION** in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.

**SPEAKERS:** Mark Nielson, project architect; Ray Martelli

**ACTION:** Approved with conditions as modified.

**VOTE:** +5-0

**ABSENT:** Commissioners Martin and Unobskey

**MOTION:** 13877

15. 95.119D (PASSMORE)  
474 19TH AVENUE, east between Geary Blvd and Anza Street. Lot 22 in Assessor's Block No. 1526 - Request for Discretionary Review of Building Permit Application No. 9414510. The proposal is for interior renovation and construction of a three story 28 foot extension with 3'0" bay windows into the rear yard.



**SPEAKERS:** (con): Marc Santmyers, DR requestor; Tony Wong, DR requestor;  
(pro): Dan Sullivan, rep. of project sponsor

**REBUTTAL:** Tony Wong, Dan Sullivan

**ACTION:** Under the Discretionary Review powers of the Commission, the project is APPROVED as proposed.

**VOTE:** +4 -0

**ABSENT:** Commissioners Martin, Prowler, and Unobskey

Adjournment -- 6:37 P.M.

**THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON MAY 25, 1995.**

**ACTION:** Approved as drafted

**VOTE:** +5-0

**ABSENT:** Commissioners Lowenberg and Martin

**NOTE ON APPEALS:** Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

**NOTE:** For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

#### **ACCESSIBLE MEETING POLICY**

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CPC: 051195S



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18/95

MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING

THURSDAY  
MAY 18, 1995  
ROOM 428, WAR MEMORIAL BUILDING  
401 VAN NESS AVENUE  
1:30 P.M.

**PRESENT:** Commissioners Boomer, Fung, Levine, Lowenberg, Nelson\*, Unobskey  
**ABSENT:** Commissioner Martin

\*With the absence of Commissioner Prowler, Steve Nelson was the designated alternate for the Chief Administrative Officer for this meeting.

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT UNOBSKEY AT 1:35 P.M.**

**STAFF IN ATTENDANCE:** Lucian Blazej - Director of Planning, Robert Passmore-Zoning Administrator, Inge Horton, Eva Liebermann, Linda Avery - Commission Secretary

**A. ITEMS TO BE CONTINUED -- NONE**

**B. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

**(1) Margaret Sigel, re: Various items; (2) Mr. Lee, re: 1709 Judah Street; (3) Edith McMillian, re: RCA-comparison chart with current & proposed, and, -interim controls; (4) Mike Page, re: Marina Green/earthquake stability**

**C. COMMISSIONERS' QUESTIONS AND MATTERS**

1. Consideration for adoption the draft minutes of May 4, 1995.

**ACTION:** Approved as amended: -include modifications to conditions of approval on item 7.

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

**LEVINE:** - Master Plan Document

**UNOBSKEY:** -Recognition of Bob Passmore's 35 years of service with the City  
-Requested the Director send a letter of condolence to the family of



Mike Stone who passed away at 4:00 a.m. this morning.

D. DIRECTOR'S REPORT

2. DIRECTOR'S ANNOUNCEMENTS

- Amendments to the City's Master Plan (Horton)
- State office bldg - deferral of consideration at BOS - impact on school
- 2900 Sloat Blvd - lots of press coverage this week
- Hunt Alley
- Suit against State prohibiting landmarking of religious institutions
- proposal to sell the Presidio

3. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

- BOS: - USF parking garage  
- appeal of 2210 Clay

BPA: - NONE

4. Informational presentation by Terry Amsler on the Community Boards Program

**SPEAKERS:** Edith McMillian

**ACTION:** PRESENTATION COMPLETE. NO ACTION REQUIRED.

5. (LIEBERMANN)  
INFORMATIONAL PRESENTATION AND DISCUSSION OF MID-EMBARCADERO ROADWAY DESIGN ALTERNATIVES.

**SPEAKERS:** Boris Dramov, alternative designer; John Kriken, alternative designer; Vernon DeMars & Carl Maletic, alternative designers; Bob Tibbits, Telegraph Hill Dwellers; Rebecca Kohlstrand, CAO staff; Sharon Polledri, Port staff

**ACTION:** PRESENTATION COMPLETE. NO ACTION REQUIRED.

6. (EDELIN/BASH/GHOSH)

THIRD QUARTER REPORT ON DEPARTMENT WORK ACTIVITIES, Fiscal Year 94-95, Third Quarter Performance Report for the Planning Department activities.

**ACTION:** Without hearing, postponed to the convenience of the Director.

E. TIER III CASES, Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

7. 527-29 - 34TH AVENUE - Lot 4 in Assessor's Block No. 1510, Informational Presentation of Building Permit Application Number 9504815 and Building Permit Application Number 9504814. Proposal is to demolish existing building and construct new 3 story, 2 unit building.

**ACTION:** No opposition. No DR. Approved as proposed.

**VOTE:** +5 -0

**ABSENT:** Commissioners Martin and Nelson/Prowler

8. 2023 PALOU AVENUE - Lot 52 in Assessor's Block No. 5318, Informational Presentation of Building Permit Application No. 9414702. Proposal is to add to an



existing two story, 20 foot high, single family dwelling; a two story 21.5 foot high, 25 foot wide by 19.5 foot deep rear addition which would be 30.5 feet from the rear property line.

**ACTION:** No opposition. No DR. Approved as proposed.

**VOTE:** +5 -0

**ABSENT:** Commissioners Martin and Nelson/Prowler

**F. REGULAR CALENDAR**

9. 95.186C (ANDRADE)  
3324 STEINER STREET; Lot 18 in Assessor's Block 491; east side between Lombard and Chestnut Streets--Request for Conditional Use Authorization to add rear yard, outdoor dining (per Section 145.2(a)) to an existing full service restaurant in the NC-2 (Small Scale Neighborhood Commercial) District.

**SPEAKERS:** None

**ACTION:** Approved with conditions as drafted.

**VOTE:** +5 -0

**ABSENT:** Commissioners Martin and Nelson/Prowler

**MOTION NO:** 13878

10. 95.173A (PAEZ)  
54 GEARY STREET, north side between Grant Avenue and Kearny Street, Lot 11 in Assessor's Block 310--Request for authorization for a Permit to Alter a Category V unrated building pursuant to Section 1111.6(c) of the Planning code. The subject property, located within the Kearny-Market-Mason-Sutter Conservation District is zoned C-3-0 (Downtown Office District) and is located within an 80-130-F Height and Bulk District. The proposed Major Alteration was recommended for approval by the Landmarks Preservation Advisory Board at its Regular Meeting of April 19, 1995 under Resolution No. 469.

**SPEAKERS:** None

**ACTION:** Approved with conditions as drafted.

**VOTE:** +5 -0

**ABSENT:** Commissioners Martin and Nelson/Prowler

**MOTION NO:** 13879

**AT APPROXIMATELY 5:10 P.M. THE CITY PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.**

11. 95.190D (PASSMORE)  
1927 - 42ND AVENUE, west side between Ortega and Pacheco Streets, Lot 7 in Assessor's Block No. 2092 - Request for Discretionary Review of Building Permit Application No. 9412723 for construction of a two-story horizontal addition approximately 32 feet deep at the rear of an existing two story single family dwelling in an RH-1 (Residential, House, One-Family) District.

**SPEAKERS:** (CON) Max Randall, DR requestor; Mel Kronkie; (PRO) Christine Tam, daughter of property owners; Anthony Tam, uncle of speaker

**ACTION:** Under Discretionary Review powers, the Commission approved this project requiring the removal of proposed sunrooms at rear in order to meet RCA standard rear yard requirement; remove parapet wall to lower



overall height –approx. 30 inches; modify laundry equipment and storage area at rear of garage to retain approximate 37.5 foot length of garage for tandem parking of two cars.

**VOTE:** +5 -0

**ABSENT:** Commissioners Martin and Nelson/Prowler

12. 95.148D/DD (PASSMORE)

525 BELVEDERE STREET, west between Alma and Rivoli Streets, Lot 5 in Assessor's Block No. 1285 - Request for Discretionary Review of Building Permit Application No. 9420595 for interior remodel and extension towards the rear. The extension will be 19' deep and will be three stories over basement. The building, as proposed will cover 55% of the total lot depth, including the front setbacks, and will not increase the height of the existing building.

**SPEAKERS:** (CON) Anna Ridley, wife of DR requestor; Alan Ridley, DR requestor; Raymond Howard, DR requestor; (PRO) Ernie Haeusskin, project owner; Richard Stacy

**ACTION:** Under Discretionary Review powers, the Commission approved this project as proposed

**VOTE:** +5 -0

**ABSENT:** Commissioners Martin and Nelson/Prowler

Adjournment -- 6:15 P.M.

**THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON JUNE 8, 1995.**

**ACTION:** Approved as drafted

**VOTE:** +5-0

**ABSENT:** Commissioners Fung and Martin

**NOTE ON APPEALS:** Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

**NOTE:** For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

#### ACCESSIBLE MEETING POLICY

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25/95

MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING

THURSDAY  
MAY 25, 1995  
ROOM 428, WAR MEMORIAL BUILDING  
401 VAN NESS AVENUE  
**5:00 P.M.**

DOCUMENTS DEPT.  
JUN 20 1995  
SAN FRANCISCO  
PUBLIC LIBRARY

**PRESENT:** Commissioners Boomer, Fung, Prowler, Levine, Unobskey  
**ABSENT:** Commissioners Lowenberg and Martin

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT UNOBSKEY AT 5:15 P.M.**

**STAFF IN ATTENDANCE:** Lucian Blazej - Director of Planning, Robert Passmore -  
Zoning Administrator, John Billovits, Jim Nixon, Barbara Sahn, Lois Scott, Linda Avery  
- Commission Secretary

**5:00 P.M.**

**A. ITEMS TO BE CONTINUED**

1. 94.221CEKS (PAEZ)  
39-43 BOARDMAN PLACE, east side between Bryant and Brannan Streets, Lots 90  
and 91 in Assessor's Block 3779--Request for authorization of a Conditional Use to  
permit the demolition of an existing single-family dwelling and the construction of a  
replacement structure containing 14 live/work units in an SLI (Service/Light-  
Industrial) Mixed Use District with a 50-X Height and Bulk Designation.  
(Continued from Regular Meeting of May 11, 1995)  
(Proposed for Continuance to ~~June 8~~ June 29, 1995)

**ACTION:** Approved as amended

**VOTE:** +5 -0

**ABSENT:** Commissioners Lowenberg and Martin

2. 95.179C (ANDRADE)  
1640 HAYES STREET; Lot 14 in Assessor's Block 1198; north side between  
Central Avenue and Lyon Street--Request for Conditional Use Authorization to re-  
establish a 30 bed residential care facility originally authorized by Resolution No.  
7205 located in the RH-3 (House, Three Family) District.  
(Proposed for Continuance to June 8, 1995)

**ACTION:** Approved as proposed

**VOTE:** +5 -0

**ABSENT:** Commissioners Lowenberg and Martin

3. 94.674C (BERKOWITZ)  
789 MONTEREY BLVD., Lot 51 in Assessor's Block 3114; southeast corner at  
Ridgewood Avenue: Request for conditional use authorization to develop an



existing site which is greater than 10,000 sq. ft. in size (Section 121.1 of the Planning Code) and within an NC-1 District.

(Proposed for Continuance to June 15, 1995)

**ACTION:** Approved as proposed

**VOTE:** +5 -0

**ABSENT:** Commissioners Lowenberg and Martin

4. 94.225E (NISHIMURA)

1940 BROADWAY and an adjacent vacant, landscaped lot, north side between Octavia and Laguna Streets, Lots 11 & 10, respectively, in Assessor's Block 567; within RH-2 (Residential, House, Two-Family) District and 105-F Height and Bulk District. Proposed merger of two lots; subdivision of this merged lot into three lots; and construction of two two-family unit buildings on two of the newly created lots, for a total of four new dwelling units in addition to the existing fourteen units. Conditional Use Authorization for a Planned Unit Development (PUD) would be required for the whole project site for retention of the existing fourteen dwelling unit and for modification of Planning Code required minimum rear yard depths for the three lots.

(Proposed for Continuance to June 15, 1995)

**ACTION:** Approved as proposed

**VOTE:** +5 -0

**ABSENT:** Commissioners Lowenberg and Martin

**B. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

(1) Virginia Conway, re: Embarcadero Roadway in front of Ferry Bldg.; (2) John Bardis, re: Residential Conservation Amendments

**C. COMMISSIONERS' QUESTIONS AND MATTERS**

5. Consideration for adoption the draft minutes of May 11, 1995.

**ACTION:** Approved as drafted

**VOTE:** +5 -0

**ABSENT:** Commissioners Lowenberg and Martin

**AVERY:** Commission correspondence

**D. DIRECTOR'S REPORT**

6. DIRECTOR'S ANNOUNCEMENTS

- City Attorney opinion/Residential Care Facilities—Supreme Court found definition of family size as used in these cases to be unconstitutional
- Department's budget before full Board



- Appeal of 2210 Clay Street before full Board--Board upheld CPC decision +9 -0
- Charter Reform

7. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

**BPA: Public Kiosks**

- E. TIER III CASES, Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

8. 3020 PACIFIC AVENUE, Lot 4 in Assessor's Block No. 964, Informational Presentation of Building Permit Application No. 9503983. One story kitchen room expansion to the rear of the existing three-story over basement single family house.

**ACTION: No opposition. No DR. Approved as proposed**

**VOTE: +5 -0**

**ABSENT: Commissioners Lowenberg and Martin**

F. CONSIDERATION OF FINDINGS AND FINAL MOTIONS -- PUBLIC HEARING CLOSED

9. 94.105XB (NIXON)

101 SECOND STREET, southeast corner of Second and Mission Streets, Lots 72, 73, 74 and 75 in Assessor's Block 3721--Request for Determinations of Compliance and Exceptions under Section 309 of the Planning Code and Request for modification of previous Authorization for Office Space in excess of 50,000 square feet under Section 321 of the Planning Code to permit approximately 369,000 square feet of office space, 11,000 square feet of retail space and 16,000 square feet of basement parking within the C-3-0 District and a 500-S and a 150-S Height and Bulk District and within the New Montgomery-Second Street Conservation District. The Project requests an exception with respect to ground level wind, Separation of Towers and bulk limits.

(Continued from the Regular Meeting of April 27, 1995)

**NOTE:** On April 27, 1995, after receiving public testimony, the Commission closed the public hearing and passed a motion of intent to approve with conditions including the re-design of the open space component by a vote of +5 -0. Commissioners Fung and Martin were absent.

**SPEAKERS:** Representative of the project design team, David Fitzpatrick

**ACTION:** Passed a motion of intent to approve with conditions the project with the revised design. Final language before the Commission on June 8, 1995.

**VOTE: +5 -0**

**ABSENT: Commissioners Lowenberg and Martin**

G. REGULAR CALENDAR

10. 89.120EMTZ (BERGDOLL)

SOUTH BAYSHORE PLAN, Consideration of Resolution of Initiation of proposed amendments to the City Planning Code and Zoning Map designed to implement the South Bayshore Area Plan policies (Proposal for Adoption, April 1995) to be considered at a duly noticed public hearing to be held on June 22, 1995 at the Southeast Community Facility. The plan and re-zoning area is generally bounded



by Army Street on the North, the San Francisco/San Mateo County Line on the South, the James Lick Freeway (US 101) on the West, and the Bay shoreline on the East.

**SPEAKERS:** Ralph Orquida, Don Bertone

**ACTION:** Approved

**VOTE:** +5 -0

**ABSENT:** Commissioners Lowenberg and Martin

**MOTION NO. 13880**

11. 89.567E (BILLOVITS)  
401-515 TUNNEL AVENUE, Lots 7, 8, 9, and 82 of Block 4991; Lots 10 and 11 of Block 5091; Lots 1, 4, and 5 of Block 5104; and Lot 2 of Block 5099 (also includes San Mateo County Lots 2, 3, 4, 22, 28, 29, 33, and 34 of Block 152 in City of Brisbane) -- Public hearing to take comments on the Draft Environmental Impact Report for the Sanitary Fill Company Recycling and Solid Waste Systems Plan. The Systems Plan proposes modifications to existing solid waste transfer/recycling operations and household hazardous waste collection facility located on a 44 acre site in both San Francisco and Brisbane, west of U.S. 101 and east of Tunnel Avenue. Physical project components include new and expanded buildings, roads, utility lines, parking lots and open space improvements. Operational components include expanded solid waste recycling activities, consolidation of affiliated solid waste company operations, and expansion of hazardous waste collection facility to accept, store and manage larger quantities of certain hazardous wastes, mostly from small businesses.

(Continued from Regular Meeting of April 20, 1995)

**SPEAKERS:** Henry Toscano, Ralph Orquida, Don Bertone, Clara Johnson, Richard Lucas

**ACTION:** Following testimony, the Commission requested that the Commission secretary schedule a field trip to this facility and the surrounding neighborhood on June 22, 1995. The public hearing and the public comment period were then closed.

12. 94.265E (GITELMAN)  
166-78 TOWNSEND STREET, Certification of Final Environmental Impact Report. The proposed project would demolish and approximately 150-foot tall brick smoke stack and would reinforce parapets on a building at 166-78 Townsend Street, which is a contributing building within the locally designated South End Historic District. No change of use or occupancy is proposed. **NOTE: The Public Hearing on the EIR has been Closed.**

**SPEAKERS:** None

**ACTION:** Approved

**VOTE:** +5 -0

**ABSENT:** Commissioners Lowenberg and Martin

**MOTION NO. 13881**

13. 94.265EA (PAEZ)  
166-178 TOWNSEND STREET (CALIFORNIA ELECTRIC LIGHT COMPANY BUILDING), Lot 12 in Assessor's Block 3788, west side between Stanford and Third Streets, located within a SLI (Service, Light Industrial) District and a 50-X Height



and Bulk District. Request for authorization of a Certificate of Appropriateness to permit the demolition of a 150 foot brick smokestack which is a Contributory Structure within the South End Historic District. The requested Certificate of Appropriateness was reviewed and recommended for disapproval by the Landmarks Preservation Advisory Board on May 8, 1994.

**SPEAKERS: None**

**ACTION: Approved with conditions as drafted**

**VOTE: +5 -0**

**ABSENT: Commissioners Lowenberg and Martin**

**MOTION NO. 13882**

14. 95.176C (NIXON)  
3296 SACRAMENTO STREET, at Presidio Avenue, Lot 7 in Assessor's Block 1007: Request for authorization of Conditional Use under Section 178(c) of the Planning Code to expand an existing, conditionally permitted, financial institution (bank) in the Sacramento Street, Neighborhood Commercial District.

**SPEAKERS: Lisa Quarles, project architect**

**ACTION: Approved with conditions as drafted**

**VOTE: +4 -1**

**NOES: Commissioner Unobskey**

**ABSENT: Commissioners Lowenberg and Martin**

**MOTION NO. 13883**

15. 95.160C (NIXON)  
1634-1644 PINE STREET, north side between Van Ness Avenue and Franklin Street, Lot 7 in Assessor's Block 647: Request for authorization of Conditional Use under Section 712.59 of the Planning Code to establish an Automobile Repair Facility in the NC-3 (Moderate Scale, Neighborhood Commercial) District and the Automotive Special Use District.

**SPEAKERS: None**

**ACTION: Approved with conditions as modified and read into the record by the Zoning Administrator**

**VOTE: +5 -0**

**ABSENT: Commissioners Lowenberg and Martin**

**MOTION NO. 13884**

16. 95.125C (NIXON)  
166 SOUTH PARK AVENUE, north side between Second and Third Streets, Lot 70 in Assessor's Block 3775: Request for Conditional Use authorization pursuant to Planning Code Section 814.12 to convert a residential unit to commercial space in the South Park District (SPD) and within a 40-X Height and Bulk District.

**ACTION: Without hearing, continued to June 15, 1995**

**VOTE: +5 -0**

**ABSENT: Commissioners Lowenberg and Martin**

Adjournment -- 7:55 p.m.

**THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON JUNE 8, 1995**



**ACTION:** Approved as drafted

**VOTE:** +5-0

**ABSENT:** Commissioners Fung and Martin

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CPC: 052595S

### **NOTICE**

The Planning Department is pleased to announce the publication of a compilation of all amendments to the Master Plan adopted between September 1988 and March 1995. The amendments are presented as adopted, with the Planning Commission Resolution and Exhibits showing the actual text and/or map amendments. This compilation is updating the currently available printing of the Master Plan.

This publication is available in two different forms. The first is a set of copies of all amendments in chronological order and an index cross-referencing the amendments by Master Plan Element or Area Plan. This document is available for purchase for \$ 15. The second is a series of publications for each Element or Area Plan amended since 1988 with copies of the applicable amendments containing only that part of the exhibit which pertains to the particular Element or Area Plan. The purchase price for these publications varies from \$1 to \$3.

A comprehensive revision of the Transportation Element and the new Air Quality Element are presently before the Planning Commission for adoption. The elements will be printed after adoption and be available for public distribution.

If you have any questions regarding these publications please call Inge Horton of the Planning Department at 558-6279.



MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING

THURSDAY  
JUNE 8, 1995  
ROOM 428, WAR MEMORIAL BUILDING  
401 VAN NESS AVENUE  
1:30 P.M.

DOCUMENTS DEPT.  
JUN 29 1995  
SAN FRANCISCO  
PUBLIC LIBRARY

PRESENT: Commissioners Boomer, Levine, Lowenberg, Prowler, Unobskey  
ABSENT: Commissioners Fung and Martin

THE MEETING WAS CALLED TO ORDER BY PRESIDENT UNOBSKEY AT 1:40 P.M.

STAFF IN ATTENDANCE: Lucian Blazej - Director of Planning, Robert Passmore -  
Zoning Administrator, Jim Nixon, Gene Coleman, Amit Ghosh, Barry Pearl, Peter Albert,  
Linda Avery - Commission Secretary, Gene Coleman - Acting Commission Secretary

A. ITEMS TO BE CONTINUED

- 1a. 94.166CVE (CHIONG)  
670 VALENCIA STREET, Lots 4, 5, 64 and 75 on Assessor's Block 3577: Request  
for conditional use authorization to demolish an existing building containing upper  
floor dwelling units and construct 50 units of senior housing on a site over 10,000  
sq. ft. in size within the Valencia Neighborhood Commercial District.  
(Proposed for continuance to June 15, 1995)

ACTION: Continued as proposed

VOTE: +5-0

ABSENT: Commissioners Fung and Martin

- 1b. 94.166V (CHIONG)  
670 VALENCIA STREET, Lots 4, 5, 64, and 75, on Assessor's Block 3577--Rear  
Yard Modification and Dwelling Unit Exposure Variance. The proposal is to  
construct up to 50 senior housing units on a site approximately 19,878 sq. ft. in  
size. The housing units will be contained within three buildings arranged around a  
central garden court yard which will serve as both the required yard and open  
space.  
Section 134 of the Planning Code requires a rear yard of approximately 44 feet  
in width (approximately 5,632 sq. ft.) along the property line adjacent to the Bird  
Street frontage. The project proposes to modify this requirement by providing a  
central garden court yard at grade approximately 46 feet in width  
(approximately 5,317 sq. ft.).  
In addition, Section 140 of the Planning Code requires that required windows of  
at least one room of each dwelling unit face directly on an open area of a public  
street or alley at least 25 ft. in width, side or rear yard. Approximately ten units  
in a rear building face onto open areas less than 25 feet in width.  
(Proposed for continuance to June 15, 1995)



**ACTION:** Continued as proposed

**VOTE:** +5-0

**ABSENT:** Commissioners Fung and Martin

**B. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

(1) Margaret Sigel, RE: Relative standards for Art and Architecture; (2) Anita Theoharis, RE: RCA; (3) Edith McMillian, RE: Charter Revisions and 900 Balboa; (4) Roberta Caravelli, RE: The City's General Plan; (5) John Bardis, RE: RCA environmental review procedures

**C. COMMISSIONERS' QUESTIONS AND MATTERS**

2. Consideration for adoption the draft minutes of May 18, 1995 and May 25, 1995.

**ACTION:** Approved as drafted

**VOTE:** +5-0

**ABSENT:** Commissioners Fung and Martin

**Levine:** - USF SFSU Professors to tour Hunters Point Shipyard

- Community Board Mediation of 900 Balboa

**Unobskey:** - Comments on Downtown Streetscape Plan

**D. DIRECTOR'S REPORT**

**3. DIRECTOR'S ANNOUNCEMENTS**

- Charter Reform Committee

- State Office Bldg - Passed by Land Use Committee - eliminate 2 floors

- Workshop on Crissy Field Site Design

**4. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS**

**BOS:** USF Parking Garage upheld at Board of Supervisors with modifications

**E. TIER III CASES.** Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

5. 232-234 GRANDVIEW AVENUE, Lot 1 in Assessor's Block No. 2764 - Informational Presentation of Building Permit Application No. 9500726. New construction of 2-unit building. New construction of 2-unit building, at 236-238 Grandview Avenue that requires a variance for approval (Application No. 9500724S.) Environmental evaluation for both projects is pending.

**SPEAKERS:** Andy Forrest; Gordon Crespo; Roberta Caravelli



**ACTION:** Opposition expressed. One week to file a DR. Continued to June 29, 1995 (as a tier 3 if no DR)

**VOTE:** +5-0

**ABSENT:** Commissioners Fung and Martin

6. 236-238 GRANDVIEW AVENUE, Lot 2 in Assessor's Block No. 2764 - Informational Presentation of Building Permit Application No. 9500724 and 9500738. The proposal is to demolish the existing single family dwelling and replace it with a three story over garage, two-family dwelling.

**SPEAKERS:** Andy Forrest; Gordon Crespo; Roberta Caravelli

**ACTION:** Opposition expressed. One week to file a DR. Continued to June 29, 1995 (as a tier 3 if no DR)

**VOTE:** +5-0

**ABSENT:** Commissioners Fung and Martin

7. 367 FLOOD AVENUE, Lot 38 In Assessor's Block No. 3141, Informational Presentation of Building Permit Application No. 95041192 for construction of a 16 foot wide by 20 foot deep one story addition proposed at the rear of the existing building, with a 2'11" side yard along the east property line and a 6'1" side yard along the west property line.

**ACTION:** No opposition. No DR. Approved as proposed

**VOTE:** +5-0

**ABSENT:** Commissioners Fung and Martin

8. 427 - 26TH AVENUE, westside between Geary Boulevard and Clement Street, Lot 4 in Assessor's Block 1458 -- Informational presentation of Demolition Permit Application No. 9501846 and Building Permit Application No. 9401845 to demolish a one-story single-family dwelling and construct a new three-story over garage three-family dwelling within an RM-1 (Residential Mixed, Low Density) District.

**ACTION:** No opposition. No DR. Approved as proposed

**VOTE:** +5-0

**ABSENT:** Commissioners Fung and Martin

9. 442 FAXON AVENUE, informational presentation of Building Permit Application No. 9503283 proposing a two-story horizontal addition approximately 26 feet deep.

**ACTION:** No opposition. No DR. Approved as proposed

**VOTE:** +5-0

**ABSENT:** Commissioners Fung and Martin

**F. CONSIDERATION OF FINDINGS AND FINAL MOTIONS -- PUBLIC HEARING CLOSED**

10. 94.105XB (NIXON)  
101 SECOND STREET, southeast corner of Second and Mission Streets, Lots 72, 73, 74 and 75 in Assessor's Block 3721--Request for Determinations of Compliance and Exceptions under Section 309 of the Planning Code and Request for modification of previous Authorization for Office Space in excess of 50,000 square feet under Section 321 of the Planning Code to permit approximately 369,000 square feet of office space, 11,000 square feet of retail space and 16,000 square feet of basement parking within the C-3-0 District and a 500-S and a 150-S Height



and Bulk District and within the New Montgomery-Second Street Conservation District. The Project requests an exception with respect to ground level wind, Separation of Towers and bulk limits.

(Continued from the Regular Meeting of May 25, 1995)

**NOTE:** On May 25, 1995, after receiving public testimony on the revised design, the Commission closed the public hearing and passed a motion of intent to approve with conditions by a vote of +5 -0. Commissioners Lowenberg and Martin were absent.

**SPEAKERS:** Roberta Caravelli

**ACTION:** Approved with conditions as corrected

**VOTE:** +4-0

**ABSENT:** Commissioners Fung, Martin and Unobskey

**Planning Code Sec:** 309: Motion #13885

**Planning Code Sec:** 321 and 322 Motion #13886

#### G. REGULAR CALENDAR

##### 11. (EDELIN/COLEMAN)

CONSIDERATION OF A RECORDS RETENTION AND DISPOSITION POLICY FOR THE PLANNING DEPARTMENT

**SPEAKERS:** Edith McMillan; Virginia Conway; Marie Zeller; Roberta Caravelli

**ACTION:** Approved as modified: Planning Commission minutes retained for 10 years instead of 57 years.

**VOTE:** +4-0

**ABSENT:** Commissioners Fung, Martin and Unobskey

**MOTION NO.** 13887

##### 12. (GHOSH)

INFORMATIONAL PRESENTATION OF A PROPOSAL TO ERECT A 22,000 SEAT ARENA ON A SITE GENERALLY BOUNDED BY FOLSOM, BEAL, HARRISON AND SPEAR STREETS.

**SPEAKERS:** Theresa Rea; Howard Ellman; Roberta Caravelli; Virginia Conway; Terry Milne; Anita Theoharis

**ACTION:** Presentation complete. No action required

##### 13. 94.343CV (BERKOWITZ)

900 BALBOA STREET, north side between 10th and 11th Avenues, Lot 18 in Assessor's Block 1553: Request for Conditional Use Authorization to expand an existing church in an RH-1(D) (House, One-Family, Detached Dwellings) District. The project also includes a variance request to allow off-street parking in a required rear yard.

(Continued from Regular Meeting of April 27, 1995)

**ACTION:** Without hearing, continued to July 6, 1995

**VOTE:** +5-0

**ABSENT:** Commissioners Fung and Martin

##### 14. 93.541Z (CHIONG)

2300 3RD STREET, Portion of Lot 1 in Assessor's Block 4108, , southwest corner at 20th Street: Request to reclassify the subject property from P (Public Use



District, 40-X Height and Bulk District) to M-2, 40-X, (Heavy Industrial District, 40 foot Height and Bulk District).

**SPEAKERS:** Dick Millett; Charlie Dunn, Dept. of Real Estate; Roberta Caravelli

**ACTION:** Approved as modified

**VOTE:** +5-0

**ABSENT:** Commissioners Fung and Martin

**MOTION NO. 13889**

15. 93.653Z (CHIONG)

2475 GREENWICH STREET, Portion of Lot 15 in Assessor's Block 513, immediately east of Lots 14A, 14 and 13, Request to reclassify the subject property from P (Public Use District, 40-X Height and Bulk District) to RM-2, 40-X, Mixed Use, Moderate Density Residential District, 40-foot Height and Bulk District).

**SPEAKERS:** Charlie Dunn, Dept. of Real Estate; Lt. Ryan, S.F. Police Dept.; Sam Sonorez; Michael Russell; Roberta Caravelli; Gary Hing, DPW Bureau of Architecture

**ACTION:** Public hearing closed. Consideration of reclassification to RH-2 instead of RM-2. Continued to June 29, 1995

**VOTE:** +5-0

**ABSENT:** Commissioners Fung and Martin

16. 95.189C (NIXON)

1801 LOMBARD STREET, southwest corner at Laguna Street, Lot 1 in Assessor's Block 507: Request for conditional use authorization pursuant to Planning Code Section 712.21 for construction of a two-story building containing non-residential use exceeding 6,000 square feet, located within an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

**SPEAKERS:** Dan Sullivan, rep. of proj. sponsor; Rob Isacson, proj. sponsor; Roberta Caravelli

**ACTION:** Public hearing closed. Continued to June 29, 1995

**VOTE:** +5-0

**ABSENT:** Commissioners Fung and Martin

17. 95.194C (PEARL)

41-47 OSGOOD PLACE, west side, between Broadway and Pacific Avenue; Lot 23 in Assessor's Block 164: -- Request for Conditional Use authorization under Section 714.38 of the Planning Code to convert a second story dwelling unit to business or professional services (as defined in Section 790.108 of the Planning Code), in the Broadway Neighborhood Commercial District and a 65-A Height and Bulk District.

**SPEAKERS:** Cheryl Isele, attorney for proj. sponsor; Roberta Caravelli

**ACTION:** Disapproved

**VOTE:** +5-0

**ABSENT:** Commissioners Fung and Martin

**MOTION NO. 13890**

18. 95.195C (PEARL)

55-59 OSGOOD PLACE, west side, between Broadway and Pacific Avenue; Lot 22 in Assessor's Block 164: -- Request for Conditional Use authorization under Section 714.38 of the Planning Code to convert a second story dwelling unit to business or



professional services (as defined in Section 790.108 of the Planning Code), in the Broadway Neighborhood Commercial District and a 65-A Height and Bulk District.

**SPEAKERS:** Cheryl Isele, attorney for proj. sponsor; Roberta Caravelli

**ACTION:** Disapproved

**VOTE:** +5-0

**ABSENT:** Commissioners Fung and Martin

**MOTION NO. 13891**

19. 95.207C (GREEN)

401 DUBOCE AVENUE, southwest corner at Church Street, Lot 1 in Assessor's Block 3537--Request for conditional use authorization to establish an AIDS Hospice residential care facility (defined as Other Institution, Large by Section 790.50) over 3,000 sq. ft. in size on the second story of an existing two story building within the Upper Market Neighborhood Commercial District.

**\*NOTE:** This matter was taken out of order and heard after item 12 and prior to item 14.

**SPEAKERS:** Roberta Caravelli; George Hurd, rep. of proj. sponsor

**ACTION:** Approved with conditions as amended: selected fast passes deleted

**VOTE:** +5-0

**ABSENT:** Commissioners Fung and Martin

**MOTION NO. 13888**

20. 95.179C (ANDRADE)

1640 HAYES STREET; Lot 14 in Assessor's Block 1198; north side between Central Avenue and Lyon Street--Request for Conditional Use Authorization to re-establish a 30 bed residential care facility originally authorized by Resolution No. 7205 located in the RH-3 (House, Three Family) District.

(Continued from the Regular Meeting of May 25, 1995)

**SPEAKERS:** Roberta Caravelli; (pro): Jerry Klein; (con): Barry Mckinna; (pro): Ms. Ballabagelli; Michael Wise; Mrs. & Mr. Gridley, proj. sponsors

**ACTION:** Public hearing closed. Intent to approve with conditions. Final language to come before the Commission on June 15, 1995.

**VOTE:** +5-0

**ABSENT:** Commissioners Fung and Martin

21. 95.146D (PASSMORE)

2462 41ST AVENUE, east between Taraval and Ulloa Streets. Lot 29 in Assessor's Block No. 2385 - Request for Discretionary Review of Building Permit Application No. 9417862. The proposal is for construction of a two-story 18' deep x 15' wide rear addition to single family dwelling.

(Continued from Regular Meeting of May 11, 1995)

**ACTION:** Prior to hearing, the Discretionary Review request was withdrawn.

6:00 P.M.

22. (ALBERT)

TRANSPORTATION ELEMENT, public hearing considering the adoption of amendments to the Transportation Element of the Master Plan, the adoption of an Implementation Program for the Transportation Element, and the adoption of



Amendments to other Elements and Area Plans of the Master Plan consistent with the proposed Transportation Element. The Transportation Element was last updated in 1982. Presentation and consideration of a resolution to adopt the updated Transportation Element, the implementation Program and the Amendments to other Elements and Area Plans of the Master Plan consistent with the proposed Transportation Element.

**SPEAKERS:** John Holtzman Holtzclaw; Marilyn Smulyan Smulyan; Peter Tanner Tannen, Dept. of Parking & Transportation; Roberta Caravelli

**ACTION:** An appeal on the Neg Dec was filed prior to hearing. Action on this matter cannot be taken at this time. *Continued to July 6, 1995.*

Adjournment -- 6:35P.M.

**THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON JUNE 22, 1995**

**ACTION:** Approved as corrected within

**VOTE:** +6 -0

**ABSENT:** Commissioner Unobskey

**NOTE ON APPEALS:** Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

**NOTE:** For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

**ACCESSIBLE MEETING POLICY**

Hearings will be held at the War Memorial Building while City Hall is closed for repairs, 401 Van Ness Avenue, Room 428, Fourth Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points along McAllister. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

**NOTICE**

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Plan. This document is available for purchase for \$ 15. The second is a series of publications for **each Element or Area Plan** amended since 1988 with copies of the applicable amendments containing only that part of the exhibit which pertains to the particular Element or Area Plan. The purchase price for these publications varies from \$1 to \$3.

If you have any questions regarding these publications please call Inge Horton of the Planning Department at 558-6279.

#### NOTICE OF DOCUMENT AVAILABILITY

The Transportation Element Draft Proposal for adoption is now available on the fifth floor of the Planning Department offices at 1660 Mission Street, between 8 a.m. and 5 p.m. They are \$12.00 per copy. The Implementation Program and the Amendments to other Elements and Area Plans of the Master Plan consistent with the proposed Transportation Element are also available on the fifth floor and are free. Questions on the document may be addressed to Peter Albert at (415) 558-6310.

#### NOTICE

The Planning Department has updated its Directory of Neighborhood Organizations and Service Agencies. This 40-page Directory, April 1995 update is available at the Department's Planning Information Center and Central Reception areas for \$4.00. The Directory is also available by mail by sending a check payable for \$5.00 to cover postage and handling to the Planning Department, Attn: Janice King, 1660 Mission Street, San Francisco, CA 94103.

### NOTICE OF MEETING LOCATION CHANGE

PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY, JUNE 22, 1995

5:00 P.M.

### **SOUTHEAST COMMUNITY FACILITY COMMUNITY MEETING ROOM, 1800 OAKDALE AVENUE**

The Regular Meeting of the San Francisco Planning Commission for Thursday, June 22, 1995, will be held in the Community Meeting Room of the Southeast Community Facility at 1800 Oakdale Avenue (at Phelps Street), starting at 5:00 p.m. The regular agenda of the Commission will be followed which will include consideration of adoption of amendments to the South Bayshore Plan, proposed amendments to the City Planning Code designed to implement the South Bayshore Area Plan policies, and proposed amendments to the Zoning Map also designed to implement the South Bayshore Area Plan policies. For questions regarding the South Bayshore Plan, please call Jim Bergdoll at 558-6315.

#### NOTICE OF PLANNING COMMISSION FIELD TRIP

The San Francisco Planning Commission is planning a field trip to Norcal's Sanitary Fill Company recycling and Solid Waste Systems facility at 401-515 Tunnel Avenue and the immediate surrounding area. The field trip is proposed for Thursday, June 22, 1995, with an approximate start time of 2:00 p.m. For more complete details and/or to indicate your interest in participating, please call the Commission Secretary at 558-6407.



MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING

THURSDAY  
JUNE 15, 1995  
ROOM 428, WAR MEMORIAL BUILDING  
401 VAN NESS AVENUE  
1:30 P.M.

DOCUMENTS DEPT.

JUL 05 1995

SAN FRANCISCO  
PUBLIC LIBRARY

PRESENT: Commissioners Boomer, Fung, Levine, Lowenberg, Prowler, Martin, and  
Unobskey  
ABSENT: ~~Commissioner Unobskey~~

THE MEETING WAS CALLED TO ORDER BY VICE PRESIDENT FUNG AT 1:40 P.M.

STAFF IN ATTENDANCE: Lucian Blazej - Director of Planning, Robert Passmore -  
Zoning Administrator, Angelica Chiong, Michael Berkowitz, Jim Miller, Paul Rosetter,  
Linda Avery - Commission Secretary, Barry Pearl - Acting Commission Secretary

A. ITEMS TO BE CONTINUED

1. 93.389C (PEARL)  
1568 HAIGHT STREET, north side, between Ashbury and Clayton Streets; Lot 17 in  
Assessor's Block 1231. Consideration of revocation of a previously granted  
authorization of Conditional Use under Section 303.(d) of the Planning Code  
resulting from alleged violations of conditions contained in Motion Number 11899  
dated March 22, 1990 in an existing full-service restaurant and bar in the Haight  
Street Neighborhood Commercial District and a 40-X Height and Bulk District.  
(Continued from Regular Meeting of April 13, 1995)  
(Proposed for continuance to June 29, 1995)

ACTION: Continued as amended from June 22, 1995

VOTE: 6-0

ABSENT: Commissioner Unobskey

2. (NISHIMURA)  
2247 TURK STREET, south side between Central and Masonic Avenues, Lot 23 in  
Assessor's Block No. 1149, within an RH-3 (House, Three-Family) District and 40-X  
Height and Bulk District. Demolition Application No. 9419784 and Building Permit  
Application No. 9419783S. Public presentation of proposed demolition of an  
Architecturally Significant (AS), one-story over basement, three-unit residential  
building and Tier 3 review of a building permit application for new construction of a  
three-story (with an additional level at the rear of the proposed building on the  
downsloping lot), three-unit residential building. The Landmarks Preservation  
Advisory Board (LPAB) has recommended disapproval of the demolition application.  
(Proposed for continuance to June 22, 1995)

ACTION: Continued as proposed

VOTE: +6-0

ABSENT: Commissioner Unobskey



3. 94.225E (NISHIMURA)  
1940 BROADWAY and an adjacent vacant, landscaped lot, north side between Octavia and Laguna Streets, Lots 11 & 10, respectively, in Assessor's Block 567; within RH-2 (Residential, House, Two-Family) District and 105-F/D Height and Bulk District. Proposed merger of two lots; subdivision of this merged lot into three lots; and construction of two two-family unit buildings on two of the newly created lots, for a total of four new dwelling units in addition to the existing fourteen units. Conditional Use Authorization for a Planned Unit Development (PUD) would be required for the whole project site for retention of the existing fourteenth dwelling unit and for modification of Planning Code required minimum rear yard depths for the three lots.  
(Continued from the Regular Meeting of May 25, 1995)  
(Proposed for continuance to July 20, 1995)

**ACTION:** Continued as amended

**VOTE:** +6-0

**ABSENT:** Commissioner Unobskey

4. 94.225CES (MILLER)  
1940 BROADWAY, north side between Laguna and Octavia Streets, a through-lot with frontage on Vallejo Street, Lots 10 and 11 in Assessor's Block 567 - Request for authorization of a CONDITIONAL USE for a PLANNED UNIT DEVELOPMENT to permit the merger of the two subject lots and their re-subdivision into three lots, two with Vallejo Street frontage, and the construction of two new two-family dwellings on said proposed Vallejo Street lots, requiring modifications of the otherwise-applicable City Planning Code standards for dwelling-unit density and rear yards, in an RH-2 (House, Two-Family) District and a 105-D Height and Bulk District.  
(Proposed for continuance to July 20, 1995)

**ACTION:** Continued as amended

**VOTE:** +6-0

**ABSENT:** Commissioner Unobskey

5. 94.674C (BERKOWITZ)  
789 MONTEREY BLVD., Lot 51 in Assessor's Block 3114; southeast corner at Ridgewood Avenue: Request for conditional use authorization to develop an existing site which is greater than 10,000 sq. ft. in size (Section 121.1 of the Planning Code) and within an NC-1 District.  
(Continued from the Regular Meeting of May 25, 1995)  
(Proposed for continuance to June 29, 1995)

**ACTION:** Continued as proposed

**VOTE:** +6-0

**ABSENT:** Commissioner Unobskey

## B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address



the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

1) John Bardis; re: Environmental Review for RCA

C. COMMISSIONERS' QUESTIONS AND MATTERS

Avery: - Letter from S. Sunshine relaying Mayor's position on re-alignment of F-Line in front of Ferry Building

D. DIRECTOR'S REPORT

6. DIRECTOR'S ANNOUNCEMENTS

7. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

BOS - None

BPA: DR on Anza Street - City Planning Commission decision upheld  
DR 19th Street between Sanches & Noe

E. TIER III CASES, Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

8. 33 WHITTIER STREET, Lot 17 in Assessor's Block No. 6474 - Informational Presentation of Building Permit Application No. 9504350. The proposal is to construct a rear addition as far out into the lot as the building immediately to the Northwest, nearly doubling the size of the existing building.

**ACTION:** No opposition. No DR. Approved as proposed

**VOTE:** +6-0

**ABSENT:** Commissioner Unobskey

9. 447 - 30TH AVENUE Informational presentation of Building Permit Application No. 9501900 proposing demolition of an existing one-story over garage single-family house and replacing it with a new three-story, two-family house.

**ACTION:** Without hearing, continued to June 29, 1995

**VOTE:** +5-0

**ABSENT:** Commissioners Boomer and Unobskey

F. CONSIDERATION OF FINDINGS AND FINAL MOTIONS -- PUBLIC HEARING CLOSED

10. 95.179C (ANDRADE)  
1640 HAYES STREET; Lot 14 in Assessor's Block 1198; north side between Central Avenue and Lyon Street--Request for Conditional Use Authorization to re-establish a 30 bed residential care facility originally authorized by Resolution No. 7205 located in the RH-3 (House, Three Family) District.

(Continued from the Regular Meeting of June 8, 1995)

**NOTE:** On June 8, 1995, after receiving public testimony, the Commission closed the public hearing and passed a motion of intent to approve with conditions by a vote of +5 -0. Commissioners Fung and Martin were absent.

**ACTION:** Approved as drafted



**VOTE: +4-0**

**EXCUSED: Commissioners Fung and Martin**

**ABSENT: Commissioner Unobskey**

**MOTION: 13892**

**G. REGULAR CALENDAR**

11. 95.258T

(ROSE)

PLANNING CODE TEXT CHANGES FOR THE DOWNTOWN STREETSCAPE PLAN. Consideration of a Resolution of Intent to Initiate amendments to Sections 138, 155, and 309 of the City Planning Code, to implement the Downtown Streetscape Plan.

**SPEAKERS: D. Queen**

**ACTION: Approved as drafted**

**VOTE: +5-0**

**ABSENT: Commissioners Prowler and Unobskey**

**RESOLUTION: 13893**

12. 92.202E & 94.060E

(SAHM/GITELMAN)

ALTERNATIVES TO REPLACEMENT OF THE EMBARCADERO FREEWAY AND THE TERMINAL SEPARATOR STRUCTURE EIR/EIS. Delegation of Commission authority to the Environmental Review Officer per Section 31.41(c) of the San Francisco Administrative Code to hold a supplementary public hearing taking testimony on the Draft Environmental Impact Statement/Environmental Impact Report during the 45-day public comment period which shall begin with publication of the Draft document in July 1995 or shortly thereafter.

**SPEAKERS: D. Queen**

**ACTION: Approved as drafted**

**VOTE: +6-0**

**ABSENT: Commissioner Unobskey**

**MOTION: 13894**

13a. 94.166CVE

(CHIONG)

670 VALENCIA STREET. Lots 4, 5, 64 and 75 on Assessor's Block 3577: Request for conditional use authorization to demolish an existing building containing upper floor dwelling units and construct 50 units of senior housing on a site over 10,000 sq. ft. in size within the Valencia Neighborhood Commercial District.  
(Continued from Regular Meeting of June 8, 1995)

**SPEAKERS: Daniel Hernandez, rep. proj. sponsor; Daniel Soloman, proj. architect; Chris Davis; Jo Kuney; Lotta; Mart Acanomo; Matt Wilson; Carlton Johnson; Peter Murphy; Dennis Stevens; Tom O'Connor; Mary Murtagh; (pro): Michael Adams; Dennis Ring; Richard Frenzel; Luis Pardo; Daniel Solomon; (con): Hernandez; Anne Torney- Shadow Study**

**ACTION: Approved with conditions**

**VOTE: +7-0**

**MOTION: 13895**



## 13b. 94.166V (CHIONG)

670 VALENCIA STREET, Lots 4, 5, 64, and 75, on Assessor's Block 3577--Rear Yard Modification and Dwelling Unit Exposure Variance. The proposal is to construct up to 50 senior housing units on a site approximately 19,878 sq. ft. in size. The housing units will be contained within three buildings arranged around a central garden court yard which will serve as both the required yard and open space.

Section 134 of the Planning Code requires a rear yard of approximately 44 feet in width (approximately 5,632 sq. ft.) along the property line adjacent to the Bird Street frontage. The project proposes to modify this requirement by providing a central garden court yard at grade approximately 46 feet in width (approximately 5,317 sq. ft.).

In addition, Section 140 of the Planning Code requires that required windows of at least one room of each dwelling unit face directly on an open area of a public street or alley at least 25 ft. in width, side or rear yard. Approximately ten units in a rear building face onto open areas less than 25 feet in width.

(Continued from Regular Meeting of June 8, 1995)

**SPEAKERS:** Daniel Hernandez, rep. proj. sponsor; Daniel Soloman, proj. architect; Chris Davis; Jo Kuney; Lotta; Mart Acanomo; Matt Wilson; Carlton Johnson; Peter Murphy; Dennis Stevens; Tom O'Connor; Mary Murtagh; (pro): Michael Adams; Dennis Ring; Richard Frenzel; Luis Pardo; Daniel Solomon; (con): Hernandez; Anne Torney- Shadow Study

**ACTION:** Hearing closed. The Zoning Administrator has taken the matter under advisement

## 14. 95.125C (NIXON)

166 SOUTH PARK AVENUE, north side between Second and Third Streets, Lot 70 in Assessor's Block 3775: Request for Conditional Use authorization pursuant to Planning Code Section 814.12 to convert a residential unit to commercial space in the South Park District (SPD) and within a 40-X Height and Bulk District.

(Continued from the Regular Meeting of May 25, 1995)

**SPEAKERS:** Michael Kirsch, proj. sponsor; Paul Piersor

**ACTION:** Public Hearing closed. Intent to approve with conditions. Final language on June 22, 1995

**VOTE:** +6-1

**NO:** Commissioner Lowenberg

## 15. 95.171C (BERKOWITZ)

2249 SHAFTER AVENUE, Lot 39 in Assessor's Block 5350, west side between Elmira and Selby Streets: Request for Conditional Use Authorization to amend a previous authorization of the City Planning Commission for reclassification of the subject site from First Residential to M-1 Light Industrial District.

**SPEAKERS:** None

**ACTION:** Approved as drafted

**VOTE:** +6-0

**ABSENT:** Commissioner Unobskey

**MOTION:** 13896



16. 94.585CE (MILLER)  
1520 LYON STREET, east side between Bush and Sutter Streets and 2869 and 2891 BUSH STREET, south side between Lyon and Baker Streets, Lots 24, 25 and 28 in Assessor's Block 1054 - Request for authorization of a CONDITIONAL USE to permit establishment of a CHILD CARE FACILITY (The Little School) with up to 65 children on site at any one time, consisting of the re-use of a gymnasium building and two one-family dwellings, in an RH-2 (House, Two-Family) District (Lots 25 and 28) and an RH-3 (House, Three-Family) District (Lot 24) and a 40-X Height and Bulk District.

**SPEAKERS:** Leslie Rothman, Director, Mark Horton, project architect

**ACTION:** Approved as drafted

**VOTE:** +7-0

**MOTION:** 13897

17. 95.052T (ROSETTER)  
Residential Conservation Amendments -- Consideration of an amendment to the Planning Code by amending Sections 102.12, 124, 130, 133, 134, 136, 136.1, 142, 144, 154, 175, 181, 188, 204.1, 206, 261, 303, 306, 306.1, 307, 308.2, 316, 316.2, 316.3, 316.4, 316.5, and 316.7, by renumbering Section 140 to Section 134.2, by deleting Section 122, 123, 260 and 306.8 and by adding new Sections 122, 123, 133.1, 260, 260.1, 261.1, 306.8, 306.9, 311, 312, 351 of Article 3.5 and 352 of article 3.5a to change the restrictions and review procedures that apply to buildings, uses and features principally in the RH-1(D), RH-1(S), RH-1 and RH-2 Zoning Districts by modifying requirements that relate to yard area, height limits, parking and non-conforming uses. These modifications include but are not limited to modifications of the way height is measured, of the special height limits applicable to the RH-1(D), RH-1(S), RH-1 AND RH-2 Districts and the procedure for achieving the mapped height limit in these districts, of the yard area that applies to the RH-1(D), RH-1(S) and RH-1 Districts and the way rear yards are calculated, of the permitted obstructions into open areas and above height limits, of the minimum dimensions of required parking stalls, of the powers of the Zoning Administrator, of the restrictions regarding non-conforming and non-complying uses, of accessory uses in "R" Districts, and of the notification enforcement and appeals procedure. The amendments also include new provisions for a special 28-foot height district applicable to RH-1 Districts that could be mapped in certain portions of the city, for side yards applicable to certain situations, for notification and permit application review procedures and fees for such procedures, for adherence to the master plan and adopted design guidelines, and for review of proposed demolitions in residential districts. These proposed revisions may be modified as to wording and to include other issues during the public review period.

A preliminary finding of no significant environmental effect of the project (preliminary negative declaration) was issued on February 12, 1993. This finding was appealed in separate actions on March 2, 3, 4, and 5, 1993. The Planning Commission upheld the finding on May 20, 1993 with Motion Number 13527. "Notes to the file", declaring that certain revisions to the proposal were covered by the original finding were written on November 12, 1993, February 3, 1994 and April 13, 1995.  
(Continued from the Regular Meeting of April 27, 1995)



**SPEAKERS:** Jake Ng, Sunset, 28th Avenue, In-Law; Director, Explain history, summary; Joe O'Donoghue, RBA; Karen Lum, Extended family; George Ju, Realtor; Richard Chiu; Broker, appraiser; Ramon Serrano; Gabriel Ng; Rose Tsai, Richmond Chinese; Margaret Siegel, **SPEAK**; Mark Brand, Architect; George Tsang, Former BBI Inspector; Gordon Grespo, Architect; Myrna Voss, Ingleside Terraces; Albert Szeto, Vice President of Asian American Contractor; Steven Wong, Broker; Sandra Lee, 5th Generation; Roberta Caravelli, Citizen Review President; Lincoln Lue, Architect; Douglas Fong, Architect; Eddy Liu, Organization Chinese American; Marks Lam, President of Chinese Realtor Assn. and Asian Pacific Alliance; Mel Lee, Homeowner; Robert Hernandez, Realtor; Marion Aird, Vice President of Coalition of S.F. Neighborhoods; John Schlesinger, Architect; Angela Chang, Daly City Resident; Brooke Sampson, Cow Hollow Assn.; Hiroshi Fukuda, Richmond District; Harlan Hoffman, Architect; Jesse Ling, Broker; Anita Tieoharris, Westwood Park Assn.; Charlotte Maeck, PHRA President; Tony Vella, Builder; Harold Wright, Forest Hill Assn., Director; Bud Wilson, Greater West Port9al Neighborhood Association; John Bardis, ISAC; Edith McMillan; Julie Lee, Richmond District

**ACTION:** Continued to July 27, 1995.

**VOTE:** +7-0

18. 95.245ETZ (ROSETTER)

Interim Controls for a Special 28-foot Height District -- Initiation of interim controls pursuant to Planning Code Section 306.7 for a period not to exceed 18 months enacting the Special 28-foot Height District pursuant to proposed Planning Code Section 261.1 to certain areas of the city.

These interim controls are proposed in conjunction with more comprehensive revisions to the text of the Planning Code known as the Residential Conservation Amendments. One of the proposed revisions would adopt new Section 261.1 which would contain the regulations for these special height districts. The proposed regulations would state that, within this special height district, dwellings on lots zoned RH-1(D), RH-1(S) or RH-1 would have a height limit of 28 feet on lots not defined as steep, a front height limit of 24 feet and a rear height limit of 32 feet on lots defined as steeply downsloping, and a front height limit of 28 feet and a rear height limit of 20 feet on lots defined as steeply upsloping.

These heights would be subject to proposed Subsection 261(c) which would allow the following adjustments: (1) Any front height limit could be increased to the height of the lowest adjacent building. Any rear height, when applicable, could be increased to the elevation of the lowest roof on any adjacent lot, which roof is no higher than 10 vertical feet of the elevation of the rear height limit on the subject property provided that this adjusted rear height limit shall not be above the elevation of the front height limit for the subject lot. In no case, however, could this method result in a front or rear height exceeding 35 feet. (2) It would allow the Planning Commission to increase the height for any such building height limit to 35 feet or, where the average ground elevation at the rear of the buildable area is higher by 20 or more feet than at the front line thereof, the Planning Commission could increase the front height to 40 feet. (3)



The Zoning Administrator could allow a rear height on a steeply upsloping lot to be increased to the amount necessary up to 24 feet to accommodate a pitched roof proposed in compliance with applicable design guidelines. These proposed revisions may be modified as to wording and to include other issues during the public review period.

A preliminary finding of no significant environmental effect of the project (preliminary negative declaration) was issued on February 12, 1993. This finding was appealed in separate actions on March 2, 3, 4, and 5, 1993.

The Planning Commission upheld the finding on May 20, 1993 with Motion Number 13527. "Notes to the file", declaring that certain revisions to the proposal were covered by the original finding were written on November 12, 1993, February 3, 1994 and April 13, 1995.

**SPEAKERS:** Jake Ng, Sunset, 28th Avenue, In-Law; Director, Explain history, summary; Joe O'Donoghue, RBA; Karen Lum, Extended family; George Ju, Realtor; Richard Chiu; Broker, appraiser; Ramon Serrano; Gabriel Ng; Rose Tsai, Richmond Chinese; Margaret Siegel, SPEAK; Mark Brand, Architect; George Tsang, Former BBI Inspector; Gordon Grespo, Architect; Myrna Voss, Ingleside Terraces; Albert Szeto, Vice President of Asian American Contractor; Steven Wong, Broker; Sandra Lee, 5th Generation; Roberta Caravelli, Citizen Review President; Lincoln Lue, Architect; Douglas Fong, Architect; Eddy Liu, Organization Chinese American; Marks Lam, President of Chinese Realtor Assn. and Asian Pacific Alliance; Mel Lee, Homeowner; Robert Hernandez, Realtor; Marion Aird, Vice President of Coalition of S.F. Neighborhoods; John Schlesinger, Architect; Angela Chang, Daly City Resident; Brooke Sampson, Cow Hollow Assn.; Hiroshi Fukuda, Richmond District; Harlan Hoffman, Architect; Jesse Ling, Broker; Anita Theoharris, Westwood Park Assn.; Charlotte Maeck, PHRA President; Tony Vella, Builder; Harold Wright, Forest Hill Assn., Director; Bud Wilson, Greater West Port9al Neighborhood Association; John Bardis, ISAC; Edith McMillan; Julie Lee, Richmond District

**ACTION:** Continued to July 27, 1995.

**VOTE:** +7-0

Adjournment -- 8:05 P.M.

**THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON JUNE 29, 1995.**

**ACTION:** Approved as corrected

**VOTE:** +4 -0

**ABSENT:** Commissioners Fung, Levine, and Martin

**NOTE ON APPEALS:** Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

**NOTE:** For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.



### ACCESSIBLE MEETING POLICY

Hearings will be held at the War Memorial Building while City Hall is closed for repairs, 401 Van Ness Avenue, Room 428, Fourth Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points along McAllister. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

### NOTICE

The Planning Department is pleased to announce the publication of a compilation of all amendments to the Master Plan adopted between September 1988 and March 1995. The amendments are presented as adopted, with the Planning Commission Resolution and Exhibits showing the actual text and/or map amendments. This compilation is updating the currently available printing of the Master Plan.

This publication is available in two different forms. The first is a set of copies of **all amendments** in chronological order and an index cross-referencing the amendments by Master Plan Element or Area Plan. This document is available for purchase for \$ 15. The second is a series of publications for **each Element or Area Plan** amended since 1988 with copies of the applicable amendments containing only that part of the exhibit which pertains to the particular Element or Area Plan. The purchase price for these publications varies from \$1 to \$3. If you have any questions regarding these publications please call Inge Horton of the Planning Department at 558-6279.

### NOTICE OF DOCUMENT AVAILABILITY

The Transportation Element Draft Proposal for adoption is now available on the fifth floor of the Planning Department offices at 1660 Mission Street, between 8 a.m. and 5 p.m. They are \$12.00 per copy. The Implementation Program and the Amendments to other Elements and Area Plans of the Master Plan consistent with the proposed Transportation Element are also available on the fifth floor and are free. Questions on the document may be addressed to Peter Albert at (415) 558-6310.

### NOTICE

The Planning Department has updated its Directory of Neighborhood Organizations and Service Agencies. This 40-page Directory, April 1995 update is available at the Department's Planning Information Center and Central Reception areas for \$4.00. The Directory is also available by mail by sending a check payable for \$5.00 to cover postage and handling to the Planning Department, Attn: Janice King, 1660 Mission Street, San Francisco, CA 94103.



**NOTICE OF MEETING LOCATION CHANGE**

PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY, JUNE 22, 1995  
5:00 P.M.

**SOUTHEAST COMMUNITY FACILITY  
COMMUNITY MEETING ROOM, 1800 OAKDALE AVENUE**

The Regular Meeting of the San Francisco Planning Commission for Thursday, June 22, 1995, will be held in the Community Meeting Room of the Southeast Community Facility at 1800 Oakdale Avenue (at Phelps Street), starting at 5:00 p.m. The regular agenda of the Commission will be followed which will include consideration of adoption of amendments to the South Bayshore Plan, proposed amendments to the City Planning Code designed to implement the South Bayshore Area Plan policies, and proposed amendments to the Zoning Map also designed to implement the South Bayshore Area Plan policies. For questions regarding the South Bayshore Plan, please call Jim Bergdoll at 558-6315.

**NOTICE OF PLANNING COMMISSION FIELD TRIP**

The San Francisco Planning Commission is planning a field trip to Norcal's Sanitary Fill Company recycling and Solid Waste Systems facility at 401-515 Tunnel Avenue and the immediate surrounding area. The field trip is proposed for Thursday, June 22, 1995, with an approximate start time of 12:30 p.m. For more complete details and/or to indicate your interest in participating, please call the Commission Secretary at 558-6407.

CPC: 061595S



MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING

THURSDAY, JUNE 22, 1995  
SOUTHEAST COMMUNITY FACILITY  
COMMUNITY MEETING ROOM  
1800 OAKDALE AVENUE (at Phelps Street)  
5:00 P.M.

DOCUMENTS DEPT.

JUL 18 1995

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**\*\*PLEASE NOTE LOCATION AND START TIME**

**PRESENT:** Commissioners Adams, Fung, Martin, Levine, Lowenberg, Prowler and Unobskey

**THE MEETING WAS CALLED TO ORDER BY VICE PRESIDENT FUNG AT 5:10 P.M.**

**STAFF IN ATTENDANCE:** Lucian Blazej - Director of Planning, Robert Passmore - Zoning Administrator, Amit Ghosh, Jim Bergdoll, Linda Avery - Commission Secretary

**A. ITEMS TO BE CONTINUED**

1. 94.611E (McCORMICK)  
REVISE & UPDATE THE TRANSPORTATION ELEMENT OF THE SAN FRANCISCO MASTER PLAN -- APPEAL OF PRELIMINARY NEGATIVE DECLARATION.

(Proposed for continuance to July 6, 1995)

**ACTION:** Continued as proposed

**VOTE:** +6-0

**ABSENT:** Commissioner Unobskey

2. 95.221C (BERKOWITZ)  
465-469 CASTRO STREET, Lot 61 in Assessor's Block 3582; east side between 17th and 18th Streets: Request for conditional use authorization to enlarge an existing non-conforming bar and to convert a second story dwelling unit to a tourist hotel within an existing three story building located within the Castro Neighborhood Commercial District.

(Proposed for continuance to July 13, 1995)

**ACTION:** Continued as proposed

**VOTE:** +6-0

**ABSENT:** Commissioner Unobskey

**B. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address



the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

**NONE**

C. COMMISSIONERS' QUESTIONS AND MATTERS

3. Consideration for adoption the draft minutes of June 8, 1995.

**ACTION: Approved as corrected**

**VOTE: +6-0**

**ABSENT: Commissioner Unobskey**

**LEVINE: Professor's Tour of Hunter's Point Shipyard**

D. DIRECTOR'S REPORT

4. DIRECTOR'S ANNOUNCEMENTS -- NONE

5. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS -- NONE

E. TIER III CASES, Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

6. 861 ELIZABETH STREET, informational presentation of Building Permit Application No. 9112430S proposing a revision to the previously approved permit application. Revisions are shown with a "cloud" on the reduced plans. The building envelope of the ground and first floors have not been changed. An additional 8' rear extension is proposed on the third floor

**ACTION: No opposition. No DR. Approved as proposed**

**VOTE: +6-0**

**ABSENT: Commissioner Unobskey**

7. 60 LOWER TERRACE, Lot 27 in Assessor's Block No.2626; informational presentation of Building Permit Application no. 9506089 for new construction of a single family residence in an RH-1 District

**ACTION: Discretionary Review filed prior to hearing. No Commission action at this time.**

F. CONSIDERATION OF FINDINGS AND FINAL MOTIONS -- PUBLIC HEARING CLOSED

8. 95.125C (NIXON)

166 SOUTH PARK AVENUE, north side between Second and Third Streets, Lot 70 in Assessor's Block 3775: Request for Conditional Use authorization pursuant to Planning Code Section 814.12 to convert a residential unit to commercial space in the South Park District (SPD) and within a 40-X Height and Bulk District.  
(Continued from the Regular Meeting of June 15, 1995)

**NOTE: On June 15, 1995, after receiving public testimony, the Commission closed public hearing and passed a motion of intent to approve with conditions by a vote of +6 -1. Commissioner Lowenberg voted no.**



**ACTION:** Approved with conditions as drafted  
**VOTE:** +4-1  
**NO:** Commissioner Lowenberg  
**EXCUSED:** Commissioner Adams  
**ABSENT:** Commissioner Unobskey  
**MOTION NO.** 13898

**G. REGULAR CALENDAR**

9. (NISHIMURA)

2247 TURK STREET, south side between Central and Masonic Avenues, Lot 23 in Assessor's Block No. 1149, within an RH-3 (House, Three-Family) District and 40-X Height and Bulk District. Demolition Application No. 9419784 and Building Permit Application No. 9419783S. Public presentation of proposed demolition of an Architecturally Significant (AS), one-story over basement, three-unit residential building and Tier 3 review of a building permit application for new construction of a three-story (with an additional level at the rear of the proposed building on the downsloping lot), three-unit residential building. The Landmarks Preservation Advisory Board (LPAB) has recommended disapproval of the demolition application. (Continued from Regular Meeting of June 15, 1995)

**ACTION:** Without hearing, continued to July 6, 1995

**VOTE:** +6-0

**ABSENT:** Commissioner Unobskey

10. 95.211C (HERRERA)

3595 CALIFORNIA STREET, Lot 3 in Assessor's Block 1035; southeast corner of Spruce Street. Request for conditional use authorization to establish a Large Fastfood Restaurant on the ground floor of an existing two story commercial building with an NC-S (Neighborhood Commercial Shopping Center) District.

**SPEAKERS:** (Pro): Paul Bosman, rep. of proj. sponsor; (con): Cathy Duby; John Bardis; Dick Millette; (pro): Diego Maya, proj. manager of Starbucks; Tom Sporaomf, proj. manager of Starbucks

**ACTION:** Following testimony, continued to July 20, 1995.

**VOTE:** +7-0

**6:30 P.M.**

11. 89.120EMTZ (BERGDOLL)

SOUTH BAYSHORE PLAN, Consideration of adoption of the proposed amendments to the Master Plan, City Planning Code text and Zoning Map designed to implement the South Bayshore Area Plan policies (Proposal for Adoption, April 1995). The plan and re-zoning area is generally bounded by Army Street on the North, the San Francisco/San Mateo County Line on the South, the James Lick Freeway (US 101) on the West, and the Bay shoreline on the East. This plan and accompanying actions include no specific development proposals, but policies and zoning amendments relating to 1) revitalization of Third Street, 2) restriction of intensive industry near residences and open space, 3) guiding growth and affordability of housing, and 4) other related land use, transportation, urban design, and open space issues.



**SPEAKERS:** Martin Reed; William Kostura; John Barbey, Victoria Aliance; Peter Reich; Margaret Verges; Henry Holmes; Marshall Sanders; Wendy Berke-Cox; Ralph Orquida; Franceene Carter; Bob Legaley; Albert Kurtz; Kathy Devincenzi; Harry Sanders; Cathey Perry; Cheryl Towns; Peter Labrie; Mr. Martin; Kevin Williams; Willa Sims; David Roach; Pauleen Peele; Rick Freeman; Father Culgallery; Barbara Banks; Madge Gates; Jeff Mommar; Beth Abrams; Sam Murray; Ms. Lane; Kenneth Montero; Espanola Jackson; Cal Broomhead; Vennesa; Jack Newman; Louise Vaughn; Pam Sims; Leslie Payne

**ACTION:** Public hearing closed. ~~Intent to adopt Area Plan and approve zoning and text amendments.~~ Staff to address Commission concerns regarding keeping the lower portion of Bayview Hill zoned for residential development; retain the RH-1 zoning in designated areas; re-visit or consider at a later time the re-zoning of CM areas to RLI. Final language on July 20, 1995

**VOTE:** +7-0

Adjournment – 11:15 P.M.

**THE DRAFT MINUTES ARE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON JULY 6, 1995.**

**ACTION:** Approved as corrected: item 11 – correct spelling of **SPEAKER'S** names; and, state intent under ACTION.

**VOTE:** +7 -0

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each Element or Area Plan amended since 1988 with copies of the applicable amendments containing only that part of the exhibit which pertains to the particular Element or Area Plan. The purchase price for these publications varies from \$1 to \$3. If you have any questions regarding these publications please call Inge Horton of the Planning Department at 558-6279.

#### NOTICE OF DOCUMENT AVAILABILITY

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CPC: 062295S



**MINUTES  
PLANNING COMMISSION  
FIELD TRIP**

**THURSDAY, JUNE 22, 1995**

**12:30 P.M.**

**PRESENT:** Commissioners Boomer, Fung, Martin, Levine, Lowenberg and Prowler  
**ABSENT:** Commissioner Unobskey

**FIELD TRIP TO NORCAL'S SANITARY FILL COMPANY RECYCLING & SOLID WASTE  
SYSTEMS FACILITY AT 401-515 TUNNEL AVENUE AND THE SURROUNDING AREA\*.**

This field trip of the Planning Commission will convene at 12:30 p.m. in front of the offices of the Planning Department located at 1660 Mission Street. A bus will take Commissioners, staff and interested members of the public on an area tour of the neighborhood surrounding the facility, then proceed to the Sanitary Fill Company's recycling and Solid Waste systems Facility at 501 Tunnel Avenue by 2:00 p.m.--concluding around 3:30 p.m. We will then board the bus for a return to the Planning Department offices on Mission Street--arriving by 4:00 p.m. Those persons interested in participating in the tour should contact Linda Avery, Commission Secretary, at (415) 558-6407.

**Adjournment – 4:00 P.M.**



MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING

THURSDAY, JUNE 29, 1995  
ROOM 428, WAR MEMORIAL BUILDING  
401 VAN NESS AVENUE  
1:30 P.M.

DOCUMENTS DEPT.

AUG 08 1995

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PRESENT: Commissioners Boomer, Lowenberg, Prowler, Unobskey  
ABSENT: Commissioners Fung, Levine, Martin

THE MEETING WAS CALLED TO ORDER BY PRESIDENT UNOBSKEY AT 1:35 P.M.

STAFF IN ATTENDANCE: Lucian Blazej - Director of Planning, Robert Passmore -  
Zoning Administrator, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1a. 95.150KCV (PAEZ)

477-479 NATOMA STREET, south side between Fifth and Sixth Streets, the northerly portion of Lots 23, 24 and 27 in Assessor's Block 3725: Request for authorization of a Conditional Use to permit the construction of 30 affordable dwelling units for families at a height in excess of 40 feet and with off-street parking to be provided at a ratio of one space per dwelling unit in an RSD (Residential/Service) Mixed Use District with a 40-X/85-B Height and Bulk Designation.

(Proposed for continuance to July 13, 1995)

ACTION: Continued as proposed

VOTE: +4 -0

ABSENT: Commissioners Fung, Levine, Martin

1b. 95.150KCV (PAEZ)

477-479 NATOMA STREET, south side between Fifth and Sixth Streets, the northerly portion of Lots 23, 24 and 27 in Assessor's Block 3725, in a RSD (residential/Service) Mixed Use District with a 40-X/85-B Height and Bulk Designation. **Request for REAR YARD VARIANCE.** The proposal is to construct a four-story, 30 affordable dwelling unit residential development for families on an 11,850 square-foot vacant site. The proposed residential development would provide a rear yard which would not meet the depth requirement of the Code but would provide the equivalent square-footage of open area at the rear of the site.

(Proposed for continuance to July 13, 1995)

ACTION: Continued as proposed

VOTE: +4 -0

ABSENT: Commissioners Fung, Levine, Martin



- 2a. 95.151KCV (PAEZ)  
974-980 HOWARD STREET, north side between Fifth and Sixth Streets, the southerly portion of Lots 23 and 24 in Assessor's Block 3725: Request for authorization of a Conditional Use to permit the construction of 24 affordable dwelling units for the disabled at a height in excess of 40 feet and with off-street parking to be provided at a ratio of one space per dwelling unit in an RSD (Residential/Service) Mixed Use District with a 40-X/85-B Height and Bulk Designation.  
(Proposed for continuance to July 13, 1995)

**ACTION:** Continued as proposed

**VOTE:** +4 -0

**ABSENT:** Commissioners Fung, Levine, Martin

- 2b. 95.151KCV (PAEZ)  
974-980 HOWARD STREET, north side between Fifth and Sixth Streets, the southerly portion of Lots 23 and 24 in Assessor's Block 3725, in a RSD (residential/Service) Mixed Use District with a 40-X/85-B Height and Bulk Designation. **Request for REAR YARD VARIANCE** to construct a four-story 24 affordable dwelling unit residential development for the disabled on a 10,125 square-foot vacant site. The proposed residential development would provide a rear yard which would not meet the depth requirement of the Code but would provide the equivalent square-footage of open area at the rear of the site.  
(Proposed for continuance to July 13, 1995)

**ACTION:** Continued as proposed

**VOTE:** +4 -0

**ABSENT:** Commissioners Fung, Levine, Martin

**B. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

**(1) Michael Page, re: Presidio Trust; (2) Patricia Vaughney, re: Presidio Trust & Thank the Commission for revocation of entertainment license for establishment on Union Street; (3) Harold Wright, re: RCAs**

**C. COMMISSIONERS' QUESTIONS AND MATTERS**

3. Consideration for adoption the draft minutes of June 15, 1995.

**ACTION:** Approved as corrected: Pg 1, 'PRESENT': include Unobskey; Pg 1, 'STAFF IN ATTENDANCE': delete Angelica Chiong, Michael Berkowitz, Jim Miller. include Barry Pearl - Acting Commission Secretary

**VOTE:** +4 -0

**ABSENT:** Commissioners Fung, Levine, Martin

**LOWENBERG:** Continuance of 900 Balboa on next week's calendar



D. DIRECTOR'S REPORT4. DIRECTOR'S ANNOUNCEMENTS

- Department's budget hearing before the Board of Supervisors

5. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

**BPA:** CPC decision on 36 Edgehill Way overturned in favor of proj. sponsor  
**BOS:** 2900 Sloat Blvd appealed—cont. to 7/10 to include modifications to lower height and reduce units.

E. TIER III CASES, Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.6. 410 MONTICELLO STREET, informational presentation of Building Permit Application No.9506760S proposing a two-story rear horizontal addition to existing single-family dwelling.

**ACTION:** No opposition. No DR. Approved as proposed.

**VOTE:** +4 -0

**ABSENT:** Commissioners Fung, Levine, Martin

7. 105 EL VERANO WAY, informational presentation of Building Permit Application No.9506701 proposing construction of a new deck at the lower level situated at the rear of the building.

**ACTION:** No opposition. No DR. Approved as proposed.

**VOTE:** +4 -0

**ABSENT:** Commissioners Fung, Levine, Martin

8. 232-234 GRANDVIEW AVENUE, Lot 1 in Assessor's Block No. 2764 - Informational Presentation of Building Permit Application No. 9500726. New construction of 2-unit building. New construction of 2-unit building, at 236-238 Grandview Avenue that requires a variance for approval (Application No. 9500724S.) Environmental evaluation for both projects is pending.  
(Continued from the Regular Meeting of June 8, 1995)

**ACTION:** No opposition. No DR. Approved as proposed.

**VOTE:** +4 -0

**ABSENT:** Commissioners Fung, Levine, Martin

9. 236-238 GRANDVIEW AVENUE, Lot 2 in Assessor's Block No. 2764 - Informational Presentation of Building Permit Application No. 9500724 and 9500738. The proposal is to demolish the existing single family dwelling and replace it with a three story over garage, two-family dwelling.  
(Continued from the Regular Meeting of June 8, 1995)

**ACTION:** No opposition. No DR. Approved as proposed.

**VOTE:** +4 -0

**ABSENT:** Commissioners Fung, Levine, Martin



10. 447 - 30TH AVENUE Informational presentation of Building Permit Application No. 9501900 proposing demolition of an existing one-story over garage single-family house and replacing it with a new three-story, two-family house.

(Continued from the Regular Meeting of June 15, 1995)

**ACTION:** No opposition. No DR. Approved as proposed.

**VOTE:** +4 -0

**ABSENT:** Commissioners Fung, Levine, Martin

F. UNCONTESTED CASE CALENDAR

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. The Department, has determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendations is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular schedule hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

11. 95.281Q (ANDRADE)  
795 - 8TH AVENUE, Lot 46 in Assessor's Block 1651, west side between Fulton and Cabrillo Streets: Request for exception from provisions of the Subdivision Code as per Section 1312: Project would re-establish 24 dwelling units and up to three ground-floor commercial units as a condominium subdivision in a now vacant, building, in the NC-1 (Neighborhood Commercial Cluster) district with a 40X Height and Bulk Designation.

**NOTE:** This matter is to be considered at a joint hearing of the Planning Commission and the designated hearing officer for the Director of The Department of Public Works. - Vanessa Conrad and John Cory

**SPEAKERS:** (pro) John Mackanerny; (con) Matthew Fishgold, Jannett

**ACTION:** Opposition expressed regarding parking issues. Approved as proposed.

**VOTE:** +4 -0

**ABSENT:** Commissioners Fung, Levine, Martin

**MOTION NO.** 13899

**ACTION OF DPW HEARING OFFICER:** Recommending and approval of exceptions before them.

G. REGULAR CALENDAR

12. 93.653Z (CHIONG)  
2475 GREENWICH STREET, Portion of Lot 15 in Assessor's Block 513, immediately east of Lots 14A, 14 and 13, Request to reclassify the subject property from P (Public Use District, 40-X Height and Bulk District) to RM-2, 40-X, Mixed Use, Moderate Density Residential District, 40-foot Height and Bulk District).  
(Continued from Regular Meeting of June 8, 1995)



**SPEAKERS:** (con) Josette Pizet, Peter O'Hara, Edwin Pike, Bess Finch, Richard Pellegrini, Jennifer Chow, H. Y. Chow, Elsie Gaspari, Gloria Draker, Roxanne DiDonato, Julia McCurry, Rosann DiDonato, Sal Salma, Patricia Vaughney, David Baldwin - SF Heritage; (pro) Charlie Dunn - Dept. of Real Estate

**ACTION:** Public hearing closed. Continued to July 13, 1995. Absent Commissioners to review tapes and hearing material.

**VOTE:** +4 -0

**ABSENT:** Commissioners Fung, Levine, Martin

13. 93.389C (PEARL)  
1568 HAIGHT STREET, north side, between Ashbury and Clayton Streets; Lot 17 in Assessor's Block 1231. Consideration of revocation of a previously granted authorization of Conditional Use under Section 303.(d) of the Planning Code resulting from alleged violations of conditions contained in Motion Number 11899 dated March 22, 1990 in an existing full-service restaurant and bar in the Haight Street Neighborhood Commercial District and a 40-X Height and Bulk District.  
(Continued from Regular Meeting of June 15, 1995)

**SPEAKERS:** Dan Gallagher - Police Department; Brian Malony, owner; Stephen Antonaros, proj. architect; Joe O'Donoughe; (con) Ed Murray, Donna Murray

**ACTION:** Public hearing closed. Continued to August 3, 1995. Absent Commissioners to review tapes and hearing material.

**VOTE:** +4 -0

**ABSENT:** Commissioners Fung, Levine, Martin

14. 94.674C (BERKOWITZ)  
789 MONTEREY BLVD., Lot 51 in Assessor's Block 3114; southeast corner at Ridgewood Avenue: Request for conditional use authorization to develop an existing site which is greater than 10,000 sq. ft. in size (Section 121.1 of the Planning Code) and within an NC-1 District.  
(Continued from the Regular Meeting of June 15, 1995)

**SPEAKERS:** Bruce Bauman, rep of project sponsor

**ACTION:** Approved with conditions as modified: condition 1 to include language requiring landscaping along Monterey Blvd.

**VOTE:** +4 -0

**ABSENT:** Commissioners Fung, Levine, Martin

**MOTION NO. 13900**

15. 94.221CEKS (PAEZ)  
39-43 BOARDMAN PLACE, east side between Bryant and Brannan Streets, Lots 90 and 91 in Assessor's Block 3779--Request for authorization of a Conditional Use to permit the demolition of an existing single-family dwelling and the construction of a replacement structure containing 14 live/work units in an SLI (Service/Light-Industrial) Mixed Use District with a 50-X Height and Bulk Designation.  
(Continued from Regular Meeting of May 25, 1995)

**SPEAKERS:** Alice Barkley - attorney for project sponsor; (con) Sue Hestor - attorney for neighbors in opposition; Jessie Perez; Mike Ward



**ACTION:** Continued to July 13, 1995. Absent Commissioners to review tapes and hearing material.

**VOTE:** +4 -0

**ABSENT:** Commissioners Fung, Levine, Martin

**4:00 P.M.**

16. 95.311T (EDELIN)  
**FEE SURCHARGE** -- Consideration of a Resolution initiating amendments to City Planning Code, Article 3.5A and Administrative Code, Chapter 31.46A to institute a 4.7% fee surcharge to cover increased costs for FY 1995-96.

**SPEAKERS:** None

**ACTION:** Approved

**VOTE:** +4 -0

**ABSENT:** Commissioners Fung, Levine, Martin

**RESOLUTION NO. 13901**

Adjournment -- 4:50 P.M.

**THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON JULY 13, 1995.**

**ACTION:** Approved as drafted

**VOTE:** +6 -0

**ABSENT:** Commissioner Unobskey

**NOTE ON APPEALS:** Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

**NOTE:** For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

**ACCESSIBLE MEETING POLICY**

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**NOTICE OF DOCUMENT AVAILABILITY**

The Transportation Element Draft Proposal for adoption is now available on the fifth floor of the Planning Department offices at 1660 Mission Street, between 8 a.m. and 5 p.m. They are \$12.00 per copy. The Implementation Program and the Amendments to other Elements and Area Plans of the Master Plan consistent with the proposed Transportation Element are also available on the fifth floor and are free. Questions on the document may be addressed to Peter Albert at (415) 558-6310.

**NOTICE**

The Planning Department has updated its Directory of Neighborhood Organizations and Service Agencies. This 40-page Directory, April 1995 update is available at the Department's Planning Information Center and Central Reception areas for \$4.00. The Directory is also available by mail by sending a check payable for \$5.00 to cover postage and handling to the Planning Department, Attn: Janice King, 1660 Mission Street, San Francisco, CA 94103.

CPC: 062995S

10:00 A.M.

**CITY PLANNING COMMISSION****FIELD TRIP**

**Friday, JULY 7, 1995**

**ROLL CALL:** Commissioners Adams/Boomer, Fung, Lee/Prowler, Levine, Lowenberg, Martin, Unobskey.

**FIELD TRIP TO TRANSBAY TRANSIT TERMINAL (MISSION STREET BETWEEN FREMONT AND FIRST STREETS) AND THE SURROUNDING AREA.**

This joint field trip of the Planning Commission and the Redevelopment Agency Commission will convene at 10:00 a.m. in front of the Transbay Transit Terminal on Mission Street between Fremont and First Streets. We will tour the Terminal Facility and then walk around the surrounding area. Those persons interested in participating in the tour should contact Larry Badiner at (415) 558-6350.

Adjournment







MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING

THURSDAY

JULY 6, 1995

ROOM 428, WAR MEMORIAL BUILDING  
401 VAN NESS AVENUE  
1:30 P.M.

DOCUMENTS DEPT.

AUG 1 1995

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PRESENT: Commissioners Boomer, Fung, Levine, Lowenberg, Martin, Prowler,  
Unobskey

THE MEETING WAS CALLED TO ORDER BY PRESIDENT UNOBSKEY AT 1:35 P.M.

STAFF IN ATTENDANCE: Lucian Blazej - Director of Planning, Robert Passmore -  
Zoning Administrator, Barbara Sahm, Amit Ghosh, Bill Wycko, Peter Albert, Linda Avery  
- Commission Secretary

A. ITEMS TO BE CONTINUED

1. 95.189C (NIXON)  
1801 LOMBARD STREET, southwest corner at Laguna Street, Lot 1 in Assessor's  
Block 507: Request for conditional use authorization pursuant to Planning Code  
Section 712.21 for construction of a two-story building containing non-residential use  
exceeding 6,000 square feet, located within an NC-3 (Moderate-Scale  
Neighborhood Commercial) District and a 40-X Height and Bulk District.  
(Continued from the Regular meeting of June 8, 1995)  
**NOTE:** On June 8, 1995, after receiving public testimony, the Commission  
closed the public hearing and continued this matter to July 6, 1995 by a vote  
of +5 -0. Commissioners Fung and Martin were absent.  
(Proposed for continuance to July 13, 1995)

**ACTION:** Continued as proposed

**VOTE:** +7 -0

2. 95.219C (ANDRADE)  
29 OAKWOOD STREET, Lots 18, 68, and 70 in Assessor's Block 3587; east side  
between 18th and 19th Streets: Request for Conditional Use authorization to  
establish a community parking lot under provisions of Planning Code Section 182 in  
an RH-2 (House, Two-Family) District.  
(Proposed for continuance to July 20, 1995)

**ACTION:** Continued as proposed

**VOTE:** +7 -0



3. 94.343CV (BERKOWITZ)  
900 BALBOA STREET, north side between 10th and 11th Avenues, Lot 18 in Assessor's Block 1553: Request for Conditional Use Authorization to expand an existing church in an RH-1(D) (House, One-Family, Detached Dwellings) District. The project also includes a variance request to allow off-street parking in a required rear yard.  
(Continued from Regular Meeting of June 8, 1995)  
(Proposed for continuance to August 17, 1995)

**ACTION:** Continued as proposed

**VOTE:** +7 -0

**B. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

**NONE**

**C. COMMISSIONERS' QUESTIONS AND MATTERS**

4. Consideration for adoption the draft minutes of June 22, 1995.

**ACTION:** Approved as corrected: item 11 – SPEAKER'S names were corrected; and Commission's intent was stated under ACTION.

**VOTE:** +7 -0

**AVERY:** - Commission Field Trip on July 7th  
- The Commission has canceled its Regular Meeting for August 31, 1995.

**D. DIRECTOR'S REPORT**

5. DIRECTOR'S ANNOUNCEMENTS

- State Office Building

- Gladys Fausto of the Department staff gave birth to a seven pound baby boy on July 4th.

6. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEK'S EVENTS – **NONE**

- E. TIER III CASES, Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.



7. 25-27 NAPLES STREET, Lot 26 in Assessor's Block No. 5948 -- Informational Presentation of Building Permit Application No. 9506335/9506339. Demolition of existing structure and subdivision of lot into two lots with new construction of single-family dwelling on each lot.

**ACTION:** No opposition. No DR. Approved as proposed

**VOTE:** +7 -0

8. 140 PALO ALTO, Lot 92 in Assessor's Block No. 2721 - Informational Presentation of Building Permit Application No. 9306140. Demolition of existing greenhouse and new construction of three story single family home over basement.

**SPEAKERS:** Steve Vettel, attorney for DR requestor

**ACTION:** DR has been filed. No action taken at this time.

F. UNCONTESTED CASE CALENDAR

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. The Department, has determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendations is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular schedule hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

9. 95.196C (COLEMAN)  
2860-2862 HARRISON STREET, east side between 24th and 25th Streets, Lot 13 in Assessor's Block 6522: Request for Conditional Use authorization to expand an existing 10 person residential care facility to a 14 person residential care facility located in an RH-2 Residential District pursuant to Section 209.3c of the Planning Code.

**SPEAKERS:** Remos Daffney

**ACTION:** Approved with conditions as modified: add 'Good Neighbor Policy' to conditions.

**VOTE:** +7 -0

**MOTION NO. 13902**

10. 95.235C (PEARL)  
690 CHESTNUT STREET, northeast corner of Taylor Street; Lot 36 in Assessor's Block 51: -- Request for Conditional Use authorization under Section 178.(c) of the Planning Code to modify conditions of a previously granted authorization for a planned unit development under Motion Number 13761, Approved October 6, 1994, in the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.

The proposal is to modify conditions of a previously granted authorization for a planned unit development containing a total of 117 dwelling units and 131 off-street parking spaces and 80 basement level tenant storage spaces, approved on October



6, 1994, under Motion Number 13761 (Case Number 94.364C). The proposed project is to construct the third and last building of a planned unit development, a 37 dwelling unit four-story over basement building without an originally approved 1,500 square foot ground story retail space at the corner of Chestnut and Taylor Streets, and to modify the building envelope and facade of the previously approved design.

**SPEAKERS:** None

**ACTION:** Approved with conditions as proposed

**VOTE:** +7 -0

**MOTION NO. 13903**

**G. REGULAR CALENDAR**

11. 95.222C (PEARL)  
1601 FULTON STREET, northeast corner of Baker Street; Lot 1 in Assessor's Block 1185: -- Request for Conditional Use authorization under Section 185.(e), 186.(c) and 710.27 of the Planning Code to extend the hours of operation of an existing Limited Commercial Nonconforming grocery store in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District.

**SPEAKERS:** (con) Paul Garney (pro) the store manager, Nimer Massis - co-owner, Nancy Kane, Wil Butthead, Michael Kramer, Charles Davis, John Simpson, Mr. Mustafi, Todd Blatt

**ACTION:** Approved with conditions as modified: hours of operation are Sun thru Wed. open until midnight, Thur thru Sat open until 2:00 am.; delete condition 12.

**VOTE:** +5 -2

**NO:** Commissioners Boomer and Martin

**MOTION NO. 13904**

12. 95.220C (PAEZ)  
401 MAIN STREET, Lots 20, 21, 22, and 23 in Assessor's Block 3768; east side between Harrison and Bryant Street: Request for Conditional Use authorization to modify a previous authorization as set forth in Motion No. 11818 to reduce the number of off-street parking spaces from a minimum of 373 independently accessible spaces to a minimum of 281 spaces (to service 266 residential units and on and off-site commercial uses) and to allow approximately 93 additional parking spaces to be provided as attendant (valet) parking on weekdays between the hours of 7:00 a.m. to 7:00 p.m. in an M-1 (Light Industrial) District within the Commercial/Industrial Subdistrict of the Rincon Hill Special use District and with an 84-X Height and Bulk Designation.

**SPEAKERS:** Bob Lawton, proj sponsor; Steve Vettel, attorney for proj sponsor

**ACTION:** Approved with conditions as modified: add an Arena Disclosure condition

**VOTE:** +5 -2

**NO:** Commissioners Fung and Lowenberg

**MOTION NO. 13905**



13. 94.642RD (PASSMORE)  
2247 TURK STREET, south side between Central and Masonic Avenues, Lot 23 in Assessor's Block No. 1149, within an RH-3 (House, Three-Family) District and 40-X Height and Bulk District. Demolition Application No. 9419784 and Building Permit Application No. 9419783S. Public presentation of proposed demolition of an Architecturally Significant (AS), one-story over basement, three-unit residential building and Tier 3 review of a building permit application for new construction of a three-story (with an additional level at the rear of the proposed building on the downsloping lot), three-unit residential building. The Landmarks Preservation Advisory Board (LPAB) has recommended disapproval of the demolition application. (Continued from Regular Meeting of June 22, 1995)
- SPEAKERS:** (pro) Drake Gardner, Robert Zallie, Jane Cryon, John Sullivan (con) David Balman - Heritage, William Castur - member of the Landmarks Board, Edith McMillian, Ann Bloomfield
- ACTION:** This matter has become a staff initiated Discretionary Review. The Commission disapproved the total demolition and approved new construction with the condition that the front facade and room of existing building per plans submitted by Heritage be preserved and incorporated into front of the three unit replacement building.
- VOTE:** +7 -0

3:00 P.M.

14. 94.611E (McCORMICK)  
REVISE & UPDATE THE TRANSPORTATION ELEMENT OF THE SAN FRANCISCO MASTER PLAN -- APPEAL OF PRELIMINARY NEGATIVE DECLARATION.  
(Continued from the Regular Meeting of June 22, 1995)
- SPEAKERS:** Denhart Queen, Roberta Caravelli, Timothy Gallespi
- ACTION:** The Negative Declaration has been up-held--disapproving the appeal
- VOTE:** +7 -0
- MOTION NO. 13906**
15. 94.611M (ALBERT)  
TRANSPORTATION ELEMENT, public hearing considering the adoption of amendments to the Transportation Element of the Master Plan, the adoption of an Implementation Program for the Transportation Element, and the adoption of Amendments to other Elements and Area Plans of the Master Plan consistent with the proposed Transportation Element. The Transportation Element was last updated in 1982. Presentation and consideration of a resolution to adopt the updated Transportation Element, the implementation Program and the Amendments to other Elements and Area Plans of the Master Plan consistent with the proposed Transportation Element.  
(Continued from the Regular Meeting of June 8, 1995)
- NOTE:** Following public testimony on June 8, 1995, the Commission continued this matter to July 6, 1995 to consider the appeal of the negative declaration.



**SPEAKERS:** Roberta Caravelli, Denhart Queen, Virginia Conway

**ACTION:** Approved

**VOTE:** +7 -0

**MOTION NO. 13907**

Adjournment -- 4:30 P.M.

**THE DRAFT MINUTES ARE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON JULY 20, 1995.**

**ACTION:** Approved as corrected: #12, **SPEAKERS:** Bob Lawton; #13, **SPEAKERS:** ...John Sullivan, ...David Balman, ...- member; #14, **SPEAKERS:** Denhart Queen; #15, **SPEAKERS:** ...Denhart Queen

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

**NOTE ON APPEALS:** Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

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10:00 A.M.

CITY PLANNING COMMISSION

FIELD TRIP

Friday, JULY 7, 1995

**ROLL CALL:** Commissioners Adams/Boomer, Fung, Lee/Prowler, Levine, Lowenberg, Martin, Unobskey.

**FIELD TRIP TO TRANSBAY TRANSIT TERMINAL (MISSION STREET BETWEEN FREMONT AND FIRST STREETS) AND THE SURROUNDING AREA.**

This joint field trip of the Planning Commission and the Redevelopment Agency Commission will convene at 10:00 a.m. in front of the Transbay Transit Terminal on Mission Street between Fremont and First Streets. We will tour the Terminal Facility and then walk around the surrounding area. Those persons interested in participating in the tour should contact Larry Badiner at (415) 558-6350.

Adjournment







F  
55  
21  
1/3/95

MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING

THURSDAY  
JULY 13, 1995

ROOM 428, WAR MEMORIAL BUILDING  
401 VAN NESS AVENUE  
1:30 P.M.

DOCUMENTS DEPT.

AUG 1 1995

SAN FRANCISCO  
PUBLIC LIBRARY

**PRESENT:** Commissioners Boomer, Fung, Levine, Lowenberg, Martin, Prowler  
**ABSENT:** Commissioner Unobskey

**THE MEETING WAS CALLED TO ORDER BY VICE PRESIDENT FUNG AT 1:40 P.M.**

**STAFF IN ATTENDANCE:** Lucian Blazej - Director of Planning, Amit Ghosh, Evan Rose, Jim Miller, Mike Berkowitz, Barry Pearl - Staff Planner/Variance Hearing Officer, Mark Paez, Max Putra, Linda Avery - Commission Secretary

**A. ITEMS TO BE CONTINUED**

- 1a. 95.150KCV (PAEZ)  
477-479 NATOMA STREET, south side between Fifth and Sixth Streets, the northerly portion of Lots 23, 24 and 27 in Assessor's Block 3725: Request for authorization of a Conditional Use to permit the construction of 30 affordable dwelling units for families at a height in excess of 40 feet and with off-street parking to be provided at a ratio of one space per dwelling unit in an RSD (Residential/Service) Mixed Use District with a 40-X/85-B Height and Bulk Designation.  
(Continued from the Regular Meeting of June 29, 1995)  
(Proposed for continuance to ~~July 20, 1995~~ August 10, 1995)

**ACTION:** Continued as amended

**VOTE:** +6 -0

**ABSENT:** Commissioner Unobskey

- 1b. 95.150KCV (PAEZ)  
477-479 NATOMA STREET, south side between Fifth and Sixth Streets, the northerly portion of Lots 23, 24 and 27 in Assessor's Block 3725, in a RSD (residential/Service) Mixed Use District with a 40-X/85-B Height and Bulk Designation. **Request for REAR YARD VARIANCE.** The proposal is to construct a four-story, 30 affordable dwelling unit residential development for families on an 11,850 square-foot vacant site. The proposed residential development would provide a rear yard which would not meet the depth requirement of the Code but would provide the equivalent square-footage of open area at the rear of the site.  
(Continued from the Regular Meeting of June 29, 1995)  
(Proposed for continuance to ~~July 20, 1995~~ August 10, 1995)

**ACTION:** Continued as amended

**VOTE:** +6 -0

**ABSENT:** Commissioner Unobskey



- 2a. 95.151KC~~V~~ (PAEZ)  
974-980 HOWARD STREET, north side between Fifth and Sixth Streets, the southerly portion of Lots 23 and 24 in Assessor's Block 3725: Request for authorization of a Conditional Use to permit the construction of 24 affordable dwelling units for the disabled at a height in excess of 40 feet and with off-street parking to be provided at a ratio of one space per dwelling unit in an RSD (Residential/Service) Mixed Use District with a 40-X/85-B Height and Bulk Designation.  
(Continued from the Regular Meeting of June 29, 1995)  
(Proposed for continuance to ~~July 20, 1995~~ August 10, 1995)  
**ACTION:** Continued as amended  
**VOTE:** +6 -0  
**ABSENT:** Commissioner Unobskey
- 2b. 95.151KC~~V~~ (PAEZ)  
974-980 HOWARD STREET, north side between Fifth and Sixth Streets, the southerly portion of Lots 23 and 24 in Assessor's Block 3725, in a RSD (residential/Service) Mixed Use District with a 40-X/85-B Height and Bulk Designation. Request for **REAR YARD VARIANCE** to construct a four-story 24 affordable dwelling unit residential development for the disabled on a 10,125 square-foot vacant site. The proposed residential development would provide a rear yard which would not meet the depth requirement of the Code but would provide the equivalent square-footage of open area at the rear of the site.  
(Continued from the Regular Meeting of June 29, 1995)  
(Proposed for continuance to ~~July 20, 1995~~ August 10, 1995)  
**ACTION:** Continued as amended  
**VOTE:** +6 -0  
**ABSENT:** Commissioner Unobskey
3. 93.653Z **PUBLIC HEARING CLOSED** (CHIONG)  
2475 GREENWICH STREET, Portion of Lot 15 in Assessor's Block 513, immediately east of Lots 14A, 14 and 13, Request to reclassify the subject property from P (Public Use District, 40-X Height and Bulk District) to RM-2, 40-X, Mixed Use, Moderate Density Residential District, 40-foot Height and Bulk District).  
(Continued from Regular Meeting of June 29, 1995)  
**NOTE:** On June 29, 1995, after receiving public testimony, the Commission closed the public hearing and continued this matter to July 13, 1995 by a vote of +4 -0. Commissioners Fung, Levine and Martin were absent.  
(Proposed for continuance to July 27, 1995)  
**ACTION:** Continued as proposed  
**VOTE:** +6 -0  
**ABSENT:** Commissioner Unobskey
4. 95.123E (SHOTLAND)  
3701 21st STREET, at the southwest corner of Sanchez and 21st Streets; Assessor's Block 3621, Lots 1-4. Appeal of the Preliminary Negative Declaration published for the proposed demolition of one single-family house, and construction of four single-family houses at 3701 21st Street. The four proposed single-family



houses would be three-story over garage, wood-frame construction; three would have frontages on 21st Street; one would have frontage on Sanchez Street.

**(Proposed for continuance to August 10, 1995)**

**ACTION:** Continued as proposed

**VOTE:** +6 -0

**ABSENT:** Commissioner Unobskey

**B. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

**(1) Patricia Vaughney, re: Mailed notice; (2) Michael Page, re: Mailed notice as relates to 2601 Lombard Street.**

**C. COMMISSIONERS' QUESTIONS AND MATTERS**

5. Consideration of adoption -- draft minutes of June 29, 1995.

**ACTION:** Approved as drafted

**VOTE:** +6 -0

**ABSENT:** Commissioner Unobskey

**FUNG:** - Transbay Area Structure Tour on July 7, 1995

**AVERY:** - Discussed & approved Commission Secretary's vacation request for 8/28/95 thru 9/15/95.

**D. DIRECTOR'S REPORT**

6. DIRECTOR'S ANNOUNCEMENTS

- 2475 Greenwich site visit on 7/14/95

7. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

**BOS:** approved 2900 Sloat Blvd with changes

**E. REGULAR CALENDAR**

8. 95.258TRME (ROSE)  
DOWNTOWN STREETSCAPE PLAN, public hearing considering the finding of compliance with environmental review, adoption of amendments to the Downtown Area Plan consistent with the Downtown Streetscape Plan, approval of amendments to the Planning Code to implement the Downtown Streetscape Plan, and the adoption the Downtown Streetscape Plan. The Draft for Citizen Review of the Downtown Streetscape Plan was presented to the Planning Commission in October 1994 and has been extensively reviewed by City agencies and the public. The Plan presents a



comprehensive vision for the downtown pedestrian environment including streetscape element guidelines and an outline of capital projects to be implemented as part of the Downtown Pedestrian Projects program funded by the San Francisco County Transportation Authority.

**SPEAKERS:** Virginia Conway, Sue Hestor

**ACTION:** Approved as drafted

**VOTE:** +6 -0

**ABSENT:** Commissioner Unobskey

**RESOLUTION NUMBERS:** 13908 (Environmental), 13909 (Master Plan), 13910 (Plan), 13911 (Text amendments)

9. 95.189C **PUBLIC HEARING CLOSED** (NIXON)

1801 LOMBARD STREET, southwest corner at Laguna Street, Lot 1 in Assessor's Block 507: Request for conditional use authorization pursuant to Planning Code Section 712.21 for construction of a two-story building containing non-residential use exceeding 6,000 square feet, located within an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

(Continued from the Regular meeting of July 6, 1995)

**NOTE:** On June 8, 1995, after receiving public testimony, the Commission closed the public hearing and continued this matter to July 6, 1995 by a vote of +5 -0. Commissioners Fung and Martin were absent.

(Continued from the Regular Meeting of July 6, 1995)

**SPEAKERS:** None

**ACTION:** Without hearing, continued to 7/27/95. Commissioner Boomer restated her request for a soil report.

**VOTE:** +6 -0

**ABSENT:** Commissioner Unobskey

10. 95.238C (MILLER)

2601 LOMBARD STREET, southwest corner at Broderick Street, Lot 1 in Assessor's Block 939: Request for authorization of a CONDITIONAL USE to permit the remodeling and reconfiguration of a non-conforming-use GASOLINE SERVICE STATION (Exxon) in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.

**SPEAKERS:** Mark Moore, rep of proj sponsor

**ACTION:** Without hearing, continued to 8/3/95.

**VOTE:** +6 -0

**ABSENT:** Commissioner Unobskey

11. 93.335CESZ (MILLER)

3425-55 GEARY BOULEVARD, south side between Beaumont Avenue and Stanyan Street and 27 BEAUMONT AVENUE, west side between Geary Boulevard and Anza Street, Lots 41 and 42 in Assessor's Block 1085: Request for authorization of a CONDITIONAL USE for a PLANNED UNIT DEVELOPMENT to permit construction of a MIXED-USE BUILDING with approximately 19,750 gross square feet of ground-floor RETAIL SPACE with 50 off-street parking spaces on the second floor and up to 40 new DWELLING UNITS on the third and fourth floors, requiring review as a development on a lot exceeding 10,000 square feet in area and a non-residential use of property exceeding 6,000 square feet of floor area and requiring (possible) exceptions from City



Planning Code standards for dwelling unit density and off-street parking, in an NC-3 (Moderate Scale Neighborhood Commercial) District (Lot 41) and an RH-2 (House, Two-Family) District (Lot 42) and within a 40-X Height and Bulk District.

**SPEAKERS:** (pro) Howard Wexler, attorney for sponsor; Dave Thompson, rep of sponsor (con) Edith McMillian, Marty Schenker, Jan Goodson, Tina Bartlett, Mary Ann Miller

**ACTION:** ~~Following testimony, the Commission closed the public hearing and passed a motion of intent to approve the Bar expansion but disapprove the second story dwelling unit conversion to a tourist hotel. Final language before the Commission on 7/20/95.~~

**ACTION:** Following testimony, the Commission continued this matter to August 3, 1995 to allow sponsors to submit development proposals.

**VOTE:** +6 -0

**ABSENT:** Commissioner Unobskey

12. 95.221C (BERKOWITZ)  
465-469 CASTRO STREET, Lot 61 in Assessor's Block 3582; east side between 17th and 18th Streets: Request for conditional use authorization to enlarge an existing non-conforming bar and to convert a second story dwelling unit to a tourist hotel within an existing three story building located within the Castro Neighborhood Commercial District.

(Continued from Regular Meeting of June 22, 1995)

**SPEAKERS:** (pro) Paul Melbastat, rep of owner; Terry Lindall; Larry, owner; (con) Rachel Heyman, Kerry Weisel, Roger Yates

**ACTION:** Following testimony, the Commission closed the public hearing and passed a motion of intent to approve the Bar expansion but disapprove the second story dwelling unit conversion to a tourist hotel. Final language before the Commission on 7/20/95.

**VOTE:** +6-0 +5 -0

**ABSENT:** Commissioner Unobskey

**EXCUSED:** Commissioner Proviter

13a. 95.205CVS (PEARL)  
835 O'FARRELL STREET, south side between Larkin and Polk Streets; Lots 2A and 2B in Assessor's Block 717: -- Request for authorization of Conditional Use under Sec. 161.(h) of the Planning Code to reduce the parking requirement for conversion of an existing mixed residential and tourist hotel to 73 dwelling units for formerly homeless people and for construction of a two story, 2,500 square foot residents center in an RC-4 (Residential-Commercial, Combined: High Density) District in the North of Market Residential Special Use District, Subarea #1 and an 80-T Height and Bulk District.

**SPEAKERS:** (pro) Mike Davis, rep of sponsor; Matt Starr; Carolyn Plybon, Dept. of Social Services; Mark; Robert Wilson; Ken Dawson; Paul Boden; Elienor Jordan; Geoff MacDonald; Mary Kate Connor; Darryl Smith; Francis Kibler; Jaime Hanna; Mario Maras (con) John Bass; Phillip Faight; Sarosh Kumana; John Knezeway; Anastasia Jernigan; John Couser; Claire Pister; Vu-Duc Vuong; Edward Scoble; Robert Garcia; Anne O'Toole

**ACTION:** Approved with conditions as modified: Add language relating to the subordination to the affordability conditions; add a condition to control loitering of project residents in front of property.



**VOTE:** +5 -0

**ABSENT:** Commissioners Martin and Unobskey

**MOTION NO 13912**

13b. 95.205CVS

(PEARL)

835 O'FARRELL STREET, south side between Larkin and Polk Streets; Lots 2A & 2B in Assessor's Block 717 in an RC-4 (Residential-Commercial, Combined: High Density) Zoning District and the North of Market Residential Special Use District, Subarea #1 in an 80-T Height and Bulk District.

**REQUEST FOR REAR YARD, USABLE OPEN SPACE, AND DWELLING UNIT EXPOSURE VARIANCES** to convert an existing mixed residential and tourist hotel to 73 dwelling units for formerly homeless people and to construct a two story, 2,500 square foot residents center.

**SPEAKERS:** (pro) Mike Davis, rep of sponsor; Matt Starr; Carolyn Plybon, Dept. of Social Services; Mark; Robert Wilson; Ken Dawson; Paul Boden; Elienor Jordan; Geoff MacDonald; Mary Kate Connor; Darryl Smith; Francis Kibler; Jaime Hanna; Mario Maras (con) John Bass; Phillip Faight; Sarosh Kumana; John Knezeway; Anastasia Jernigan; John Couser; Claire Pister; Vu-Duc Vuong; Edward Scoble; Robert Garcia; Anne O'Toole

**ACTION:** Following testimony, the Hearing Officer closed the public hearing and has taken the matter under advisement.

14. 94.221CEKS

(PAEZ)

39-43 BOARDMAN PLACE, east side between Bryant and Brannan Streets, Lots 90 and 91 in Assessor's Block 3779--Request for authorization of a Conditional Use to permit the demolition of an existing single-family dwelling and the construction of a replacement structure containing 14 live/work units in an SLI (Service/Light-Industrial) Mixed Use District with a 50-X Height and Bulk Designation.

(Continued from Regular Meeting of June 29, 1995)

**SPEAKERS:** (pro) Alice Barkley, rep of sponsor; Joe O'Donoghue; Tim Denakee; Charles Briker; Bill Kensey; Iman Murphay

**ACTION:** Following testimony, continued to August 3, 1995. Absent commissioners to review hearing tapes prior to final Commission action.

**VOTE:** +5 -0

**ABSENT:** Commissioners Martin and Unobskey

**AT APPROXIMATELY 9:15P.M. THE CITY PLANNING COMMISSION WILL CONVENED INTO A DISCRETIONARY REVIEW HEARING.**

15. 95.088D

(PAEZ)

318 KEARNY STREET, east side between Pine and Bush Streets, Lot 6 in Assessor' Block No. 269 - Request for Discretionary Review of Building Permit Application No. 9505851 for the rehabilitation and seismic retrofit of a Category V unrated building within the Keamy-Belden Conservation District for which a permit to alter was authorized by the City Planning Commission on April 13, 1995 under Motion No. 13860.

**SPEAKERS:** (con) Eric, DR requestor; (name unknown); (name unknown); Ron Castadino; Vic Berrello; Mike Baker; (pro) Allan Tomak, proj architect; Tim O'Shea; Bryan Muller; Jim Chew, proj sponsor; Carlow Delgato



**ACTION:** Following testimony, the Commission closed the public hearing and continued this matter to July 20, 1995 at 6:30 p.m. Absent commissioners to review hearing tapes prior to final Commission action.

**VOTE:** +4 -0

**ABSENT:** Commissioners Martin, Prowler, and Unobskey

16. 95.252D (LINDSAY/PASSMORE)  
311 CASTRO STREET, east side between 16th and Market Streets, Lot 22 in Assessor's Block No 3562 - Request for Discretionary Review of Building Permit Application No. 9506157S for interior remodel and vertical addition at the rear of a two-story, two-family dwelling located in an RH-3 (Residential, House, Three-Family) District. The proposal is to raise the existing shed roof over the rearmost nine feet of the house by five feet to form a flat roof and to remove a 14 foot section of the existing pitched roof (toward the front of the house) and replace that section with a flat roof.

**SPEAKERS:** None

**ACTION:** Without hearing, continued to July 20, 1995 at 6:00 p.m.

**VOTE:** +5 -0

**ABSENT:** Commissioners Martin and Unobskey

17. 94.547D (FUNG/PASSMORE)  
37-43 HANCOCK STREET, south between Church and Sanchez Streets, Lot 43 in Assessor's Block No. 3585 - Request for Discretionary Review of Building Permit Applications No. 9415141, 9503499 and 9503500. Demolish an existing 3-story, 4-unit building. Subdivide the lot into 3 lots and construct 3 new 3-unit residential buildings, one building on each of the new lots. Proposed buildings would be 40 feet in height above the existing grade, sloping steeply upward toward the rear of the lots. R-H 3, 40 foot in height.

**SPEAKERS:** None

**ACTION:** Without hearing, continued to July 27, 1995 at 6:00 p.m.

**VOTE:** +5 -0

**ABSENT:** Commissioners Martin and Unobskey

Adjournment -- 10:30 P.M.

**THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON JULY 27, 1995.**

**ACTION:** Approved as corrected and shown for items 11 and 12

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

**NOTE ON APPEALS:** Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

**NOTE:** For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.



**ACCESSIBLE MEETING POLICY**

Hearings will be held at the War Memorial Building while City Hall is closed for repairs, 401 Van Ness Avenue, Room 428, Fourth Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points along McAllister. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

**NOTICE OF DOCUMENT AVAILABILITY**

The Transportation Element Draft Proposal for adoption is now available on the fifth floor of the Planning Department offices at 1660 Mission Street, between 8 a.m. and 5 p.m. They are \$12.00 per copy. The Implementation Program and the Amendments to other Elements and Area Plans of the Master Plan consistent with the proposed Transportation Element are also available on the fifth floor and are free. Questions on the document may be addressed to Peter Albert at (415) 558-6310.

**NOTICE**

The Planning Department has updated its Directory of Neighborhood Organizations and Service Agencies. This 40-page Directory, April 1995 update is available at the Department's Planning Information Center and Central Reception areas for \$4.00. The Directory is also available by mail by sending a check payable for \$5.00 to cover postage and handling to the Planning Department, Attn: Janice King, 1660 Mission Street, San Francisco, CA 94103.

CPC: 071395S



MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING

THURSDAY  
JULY 20, 1995

ROOM 428, WAR MEMORIAL BUILDING  
401 VAN NESS AVENUE  
1:30 P.M.

DOCUMENTS DEPT.  
AUG 0 8 1995  
SAN FRANCISCO  
PUBLIC LIBRARY

**PRESENT:** Commissioners Boomer, Fung, Levine, Lowenberg, Prowler, Unobskey  
**ABSENT:** Commissioner Martin

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT UNOBSKEY AT 1:40 P.M.**

**STAFF IN ATTENDANCE:** Lucian Blazej - Director of Planning, Milton Edelin, Amit Ghosh, Lois Scott, Jim Bergdoll, Jim Miller, Louis Andrade, Roger Herrera, Mark Paez, Irene Nishimura, Paul Maltzer, Linda Avery - Commission Secretary

**A. ITEMS TO BE CONTINUED**

1. 95.003C (PAEZ)  
450 STANYAN STREET, east side between Fulton and Hayes Streets, Lots 38 and 39 in Assessor's Block 1191, and Lots 11A and 14 in Assessor's Block 1213:  
Request for authorization of a Conditional Use to permit the implementation of a master signage program for an institutional use, Saint Mary's Medical Center, in an RH-3 (Residential, Three Family) District with an 80-D Height and Bulk Designation.  
(Proposed for continuance to July 27, 1995)

**ACTION:** Approved as proposed

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

2. 95.234C (BERKOWITZ)  
736 BRAZIL AVENUE, Lots 47, 48 and 49 in Assessor's Block 6076; southwest corner of Athens Street: Request for conditional use authorization to establish a church in an RH-1 (House, One-Family) and an RH-2 (House, Two-Family) District.  
(Proposed for continuance to August 17, 1995)

**ACTION:** Approved as proposed

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

**B. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the**



public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

(1) Ralph Orquata, re: Follow-up to the Hazardous Waste Facility and surrounding area tour; (2) Anita Theoharris, re: RCA

C. COMMISSIONERS' QUESTIONS AND MATTERS

3. Consideration of adoption -- draft minutes of July 6, 1995.

**ACTION:** Approved as corrected: #12, **SPEAKERS:** Bob Lawton; #13, **SPEAKERS:** ...John Sullivan, ...David Balman, ... member; #14, **SPEAKERS:** Denhart Queen; #15, **SPEAKERS:** ...Denhart Queen

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

D. DIRECTOR'S REPORT

4. DIRECTOR'S ANNOUNCEMENTS

- Treasure Island Task Force--soil studies

5. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

**BPA:** None

**BOS:** None

E. CONSIDERATION OF FINDINGS AND FINAL MOTION -- PUBLIC HEARING CLOSED

6. 95.221C (BERKOWITZ)

465-469 CASTRO STREET, Lot 61 in Assessor's Block 3582; east side between 17th and 18th Streets: Request for conditional use authorization to enlarge an existing non-conforming bar and to convert a second story dwelling unit to a tourist hotel within an existing three story building located within the Castro Neighborhood Commercial District.

(Continued from Regular Meeting of July 13, 1995)

**NOTE:** On July 13, 1995, after receiving public testimony, the Commission closed the public hearing and passed a motion of intent to approve the Bar expansion but disapprove the proposal for a Bed and Breakfast on the second level by a vote of +6 -0. Commissioner Unobskey was absent.

**ACTION:** Without hearing, continued to July 27, 1995

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

F. REGULAR CALENDAR

7. 95.117T (Scott)

HAZARDOUS WASTE PLANNING CODE AMENDMENTS Resolution of Intent to initiate amendments to Section 225 to add a hazardous waste facility as a conditional use in the M-2 (Heavy Industrial) District. A hearing on this matter is to be scheduled for August 17, 1995.

**SPEAKERS:** Don Bertone

**ACTION:** Approved



**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

**RESOLUTION NO. 13913**

8. (Scott)

REPLACEMENT APPOINTMENTS TO LOCAL ASSESSMENT COMMITTEE APPOINTED BY THE PLANNING COMMISSION TO ADVISE THE CITY ON TERMS AND CONDITIONS BY WHICH A PROPOSED EXPANSION OF THE EXISTING HAZARDOUS WASTE FACILITY MAY BE ACCEPTABLE TO THE COMMUNITY.

Consideration of appointments to replace the two business representatives and to send letters of appreciation to Jerry Motak and George Nielsen for three years of service.

**SPEAKERS:** None

**ACTION:** Approved (voice vote only)

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

9. 95.257TE (MARSH)

Demolition and alteration of Landmarks and Buildings in Historic Districts.  
~~Consideration of a Resolution to initiate a~~Amending Part II, Chapter II of the City Planning Code by amending Sections 1005, 1006 and 1006.6 to require review of painted murals and exterior alterations visible from a public street to Landmarks or for buildings located within Historic Districts and to set forth a new definition of and procedures for demolition.

**ACTION:** Without hearing, continued to July 27, 1995

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

10. 95.311T (EDELIN/BASH)

FEE SURCHARGE -- Consideration of a Resolution adopting amendments to City Planning Code, Article 3.5A and Administrative Code, Chapter 31.46A to institute a 4.7% fee surcharge to cover increased costs for FY 1995-96.

(Initiated at Planning Commission hearing on June 29, 1995)

**SPEAKERS:** Edith McMillian

**ACTION:** Approved

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

**RESOLUTION NO. 14001**

11. 95.219C (ANDRADE)

29 OAKWOOD STREET, Lots 18, 68, and 70 in Assessor's Block 3587; east side between 18th and 19th Streets: Request for Conditional Use authorization to establish a community parking lot under provisions of Planning Code Section 182 in an RH-2 (House, Two-Family) District.

(Continued from the Regular Meeting of July 6, 1995)

**SPEAKERS:** Henry Litkey - owner, Tom Buck, Jamie Sutton

**ACTION:** Approved with conditions as modified: to condition #3, add language that requires removal of abandoned cars; to #9, add language that requires



liaison to be available to neighborhood 24 hours/day with a phone number; add a condition that requires the project sponsor to comply within 60 days to the Zoning Administrator or initiate revocation by the Planning Commission.

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

**RESOLUTION NO. 13915**

**12. 95.211C (HERRERA)**

3595 CALIFORNIA STREET, Lot 3 in Assessor's Block 1035; southeast corner of Spruce Street. Request for conditional use authorization to establish a Large Fastfood Restaurant on the ground floor of an existing two story commercial building with an NC-S (Neighborhood Commercial Shopping Center) District.

(Continued from the Regular Meeting of June 22, 1995)

**SPEAKERS:** David Schell - architect for Laural Village parking lot, Coleen Maharry, Boyd Klein, Paul, Larry Patterson, Jake Cornwell, Gale Sanchez

**ACTION:** Approved with conditions

**VOTE:** +4 -0

**ABSENT:** Commissioners Martin and Prowler

**EXCUSED:** Commissioner Boomer

**RESOLUTION NO. 13916**

**13. 89.120EMTZ (BERGDOLL)**

SOUTH BAYSHORE PLAN, Consideration of adoption of the proposed amendments to the Master Plan, City Planning Code text and Zoning Map designed to implement the South Bayshore Area Plan policies (Proposal for Adoption, April 1995). The plan and re-zoning area is generally bounded by Army Street on the North, the San Francisco/San Mateo County Line on the South, the James Lick Freeway (US 101) on the West, and the Bay shoreline on the East. This plan and accompanying actions include no specific development proposals, but policies and zoning amendments relating to 1) revitalization of Third Street, 2) restriction of intensive industry near residences and open space, 3) guiding growth and affordability of housing, and 4) other related land use, transportation, urban design, and open space issues.

(Continued from the Regular Meeting of June 22, 1995)

**NOTE:** On June 22, 1995, after receiving public testimony, the Commission closed the public hearing and passed a motion of intent to adopt the Area Plan and approve zoning and text amendments. Staff was instructed to address Commission concerns regarding keeping the lower portion of Bayview Hill zoned for residential development; retain the RH-1 zoning in designated areas; re-visit or consider at a later time the re-zoning of CMI areas to RLI. Final language on July 20, 1995. (This note was inadvertently left off the printed calendar, but was read into the record by the Commission Secretary at the hearing.)

**SPEAKERS:** Roberta Caravelli, Denhart Queen, Cathey Petrin, Christeen Snyder, Peter, LaBrie, Beth Amery, Pauleen Hill, Kevin Williams, Greg Greeman, Roy Migel, Louise Vouge, Ralph House, Matt Ettinger, Jacob Sigg, Susan Floor, Nan McQuire, David Roach, (name Unknown), Albert Kurtz, Pamela Sims, Wayne Hu, Patricia Hestor



**ACTION:** South Bayshore Area Plan (M): Approved as modified: Policy 5.5, third paragraph, delete the following: ..."The ocean, because of its larger size and stronger currents, may be more effective than the bay in dispersing pollutants and toxic concentrations and preventing them from returning to the shoreline. This might also mean that less chemicals and energy are needed to treat sewage going into the ocean, thereby making it a more cost effective long term alternative than the bay."; Planning Code Text Changes (T): Approved with corrections submitted at hearing; Zoning Map Amendments (Z): Approved as modified: Exhibit B, Page 8, Section 8, collum 3, replace language on lines 9, 10, 11 & 12 with "NC-2"; Direct staff to take Discretionary Review on permit applications on industrial uses or M-1 oriented uses on the north side Evans Street or other areas that were not properly noticed for zoning changes in this document. Staff is further directed to initiate proceedings to notice and propose zoning changes to NC-2 for these areas, bringing this back before the Commission within one year.

**VOTE:** +5 -0

**EXCUSED:** Commissioner Boomer

**ABSENT:** Commissioner Martin

**RESOLUTION NUMBERS:** 13917 (M); 13918 (T); 13919 (Z)

14. 95.252D (LINDSAY/PASSMORE)  
311 CASTRO STREET, east side between 16th and Market Streets, Lot 22 in Assessor's Block No 3562 - Request for Discretionary Review of Building Permit Application No. 9506157S for interior remodel and vertical addition at the rear of a two-story, two-family dwelling located in an RH-3 (Residential, House, Three-Family) District. The proposal is to raise the existing shed roof over the rearmost nine feet of the house by five feet to form a flat roof and to remove a 14 foot section of the existing pitched roof (toward the front of the house) and replace that section with a flat roof.  
(Without hearing, continued from July 13, 1995)

**SPEAKERS:** (con) Manford McKeetor, DR requestor; Lisa Baker; (pro) Mr. Martinez, architect for sponsor; Rob Epstein, co-owner

**ACTION:** Approved as proposed

**VOTE:** +6 -0

**ABSENT:** Commissioners Martin

15. 95.088D (PAEZ)  
318 KEARNY STREET, east side between Pine and Bush Streets, Lot 6 in Assessor's Block No. 269 - Request for Discretionary Review of Building Permit Application No. 9505851 for the rehabilitation and seismic retrofit of a Category V unrated building within the Kearny-Belden Conservation District for which a permit to alter was authorized by the City Planning Commission on April 13, 1995 under Motion No. 13860.

**NOTE:** On July 13, 1995, following testimony, the commission closed public hearing and continued this matter to the next hearing date for consideration by the full Commission by a vote of +4 -0. Absent commissioners Martin, Prowler,



and Unobskey are to review the hearing tapes and review the case material prior to Commission Action.

**SPEAKERS:** Mrs. O'Shea

**ACTION:** Approved with conditions as proposed

**VOTE:** +5 -0

**ABSENT:** Commissioners Martin

**EXCUSED:** Commissioner Unobskey

**MOTION NO.** 13914

16. 94.225E (NISHIMURA)  
1940 BROADWAY and an adjacent vacant, landscaped lot, north side between Octavia and Laguna Streets, Lots 11 & 10, respectively, in Assessor's Block 567; within an RH-2 (Residential, House, Two-Family) District and 105-D Height and Bulk District. An appeal of a Preliminary Negative Declaration published April 14, 1995, for a proposed project consisting of a merger of the subject two adjoining lots; subdivision of this merged lot into three lots; and construction of two two-family unit buildings on two of the newly created lots, for a total of four new dwelling units in addition to the existing fourteen units. Conditional Use Authorization for a Planned Unit Development (PUD) would be required for the whole project site for retention of the existing fourteenth dwelling unit and for modification of Planning Code required minimum rear yard depths for the three lots.

(Continued from the Regular Meeting of June 15, 1995)

**SPEAKERS:** (con) Sue Hestor, Roberta Caravelli; (pro) Alice Barkley

**ACTION:** Negative Declaration has been up-held – denying the appeal

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

**MOTION NO.** 13920

17. 94.225CES (MILLER)  
1940 BROADWAY, north side between Laguna and Octavia Streets, a through-lot with frontage on Vallejo Street, Lots 10 and 11 in Assessor's Block 567 - Request for authorization of a CONDITIONAL USE for a PLANNED UNIT DEVELOPMENT to permit the merger of the two subject lots and their re-subdivision into three lots, two with Vallejo Street frontage, and the construction of two new two-family dwellings on said proposed Vallejo Street lots, requiring modifications of the otherwise-applicable City Planning Code standards for dwelling-unit density and rear yards, in an RH-2 (House, Two-Family) District and a 105-D Height and Bulk District.

(Continued from the Regular Meeting of June 15, 1995)

**SPEAKERS:** (pro) Alice Barkley, Robert Richard, Lary Papaski, Howard McKenly, Richard Essey, Mark Lee; (con) Sue Hestor, Steve Newstat, Tara Watt, Charlotte Maeck, (name unknown), (name unknown), Anita Newsted, Rose Fox Noel, Mary Rose hayes, Shelly Soranee, Robert Nickel, Jean O'Ring, Robert Bee, Elizabeth Furgason, Ron Brown, Sam Mills, Judy Stuck, Robert McGillison, George Leason, Ted Seaton, Roberta Caravelli

**ACTION:** Following testimony, continued to August 17, 1995

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin



Adjournment: 10:30 p.m.

**THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON AUGUST 3, 1995.**

**ACTION:** Approved as corrected by adding the **SPEAKERS** names

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

**NOTE ON APPEALS:** Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

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**NOTICE**

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DOCUMENTS DEPT.

AUG 15 1995

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MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING

THURSDAY

JULY 27, 1995

ROOM 428, WAR MEMORIAL BUILDING  
401 VAN NESS AVENUE  
1:30 P.M.

**PRESENT:** Commissioners Boomer, Fung, Levine, Lowenberg, Prowler, Unobskey  
**ABSENT:** Commissioner Martin

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT UNOBSKEY AT 1:35 P.M.**

**STAFF IN ATTENDANCE:** Lucian Blazej - Director of Planning, Robert Passmore -  
Zoning Administrator, Paul Rosetter, Linda Avery - Commission Secretary

**A. ITEMS TO BE CONTINUED**

1. 95.183CE (MILLER)  
120 LATHROP AVENUE, south side between Tunnel and Wheeler Avenues, Lot 1  
in Assessor's Block 5090 -- Request for authorization of a CONDITIONAL USE to  
permit remodelling and expansion of a RELIGIOUS FACILITY (The Korean First  
Presbyterian Church) including construction of a new sanctuary building, in an RH-1  
(House, One-Family) District and a 40-X Height and Bulk District.  
(Proposed for Continuance to August 17, 1995)

**ACTION:** Approved as proposed

**VOTE:** +5 -0

**ABSENT:** Commissioners Levine and Martin

2. 95.187C (MILLER)  
45-7 RANDOLPH STREET, southeast corner at Bright Street, Lot 42 in Assessor's  
Block 7115 -- Request for authorization of a CONDITIONAL USE to establish an  
ELEMENTARY and a SECONDARY SCHOOL (K-12), in an RH-1 (House, One-  
Family) District and a 40-X Height and Bulk District.  
(Proposed for Continuance to August 24, 1995)

**ACTION:** Approved as amended

**VOTE:** +5 -0

**ABSENT:** Commissioners Levine and Martin

**B. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the



public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

Patricia Voughey, re: 1107 Oak--NC-2 zoning -- Did not go through; 2241 Chestnut-- approved without liquor license

C. COMMISSIONERS' QUESTIONS AND MATTERS

3. Consideration of adoption -- draft minutes of July 13, 1995.

**ACTION:** Approved as corrected: # 11: ~~ACTION: Following testimony, the Commission closed the public hearing and passed a motion of intent to approve the Bar expansion but disapprove the second story dwelling unit conversion to a tourist hotel. Final language before the Commission on 7/20/95.~~ - **ACTION:** Following testimony, the Commission continued this matter to August 3, 1995 to allow sponsors to submit development proposals.; #12: "VOTE: +6-0 +5 -0, EXCUSED: Commissioner Prowler

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

D. DIRECTOR'S REPORT

4. DIRECTOR'S ANNOUNCEMENTS  
NONE

5. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS  
NONE

E. TIER III CASES, Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

6. 3565 WASHINGTON STREET, informational presentation of Building Permit Application No. 9508497 proposing to widen existing garage opening for the accommodation of an additional off-street parking space.

**ACTION:** No opposition. No DR. Approved as proposed

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

F. UNCONTESTED CASE CALENDAR

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. The Department, has determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendations is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular schedule hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.



7. 95.309Q (ANDRADE)  
411 GREEN STREET, south side between Grant Avenue and Kearny Street; Lot 45 in Assessor's Block 132 -- Application for condominium subdivision conversion of six residential dwelling units in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District.

**ACTION:** Approved with conditions as proposed

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

**MOTION NO. 13921**

8. 95.341Q (ANDRADE)  
574 WALLER STREET, northwest corner of Pierce Street, Lot 17 in Assessor's Block 861 -- Application for condominium subdivision conversion of six residential dwelling units in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District.

**ACTION:** Approved with conditions as proposed

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

**MOTION NO. 13922**

**G. CONSIDERATION OF FINDINGS AND FINAL MOTION -- PUBLIC HEARING CLOSED**

9. 95.221C (BERKOWITZ)  
465-469 CASTRO STREET, Lot 61 in Assessor's Block 3582; east side between 17th and 18th Streets: Request for conditional use authorization to enlarge an existing non-conforming bar and to convert a second story dwelling unit to a tourist hotel within an existing three story building located within the Castro Neighborhood Commercial District.

(Continued from Regular Meeting of July 20, 1995)

**NOTE:** On July 13, 1995, after receiving public testimony, the Commission closed the public hearing and passed a motion of intent to approve the Bar expansion but disapprove the proposal for a Bed and Breakfast on the second level by a vote of +65 -0. Commissioner Unobskey was absent, and Commissioner Prowler was excused.

**ACTION:** Approved with conditions

**VOTE:** +4 -0

**ABSENT:** Commissioner Martin

**EXCUSED:** Commissioners Prowler and Unobskey

**MOTION NO. 13923**

**H. REGULAR CALENDAR**

10. 93.653Z **PUBLIC HEARING CLOSED** (CHIONG)  
2475 GREENWICH STREET, Portion of Lot 15 in Assessor's Block 513, immediately east of Lots 14A, 14 and 13, Request to reclassify the subject property from P (Public Use District, 40-X Height and Bulk District) to RM-2, 40-X, Mixed Use, Moderate Density Residential District, 40-foot Height and Bulk District).  
(Continued from Regular Meeting of July 13, 1995)



**NOTE:** On June 29, 1995, after receiving public testimony, the Commission closed the public hearing and continued this matter to July 13, 1995 by a vote of +4 -0. Commissioners Fung, Levine and Martin were absent.

**SPEAKERS:** Lt. Ryan - SF Police Department, Jenniffer Chow

**ACTION:** Approved re-zoning to RH-2

**VOTE:** +5 -1

**NO:** Commissioner Prowler

**ABSENT:** Commissioner Martin

**RESOLUTION NO. 13924**

11. 95.189C **PUBLIC HEARING CLOSED** (NIXON)

1801 LOMBARD STREET, southwest corner at Laguna Street, Lot 1 in Assessor's Block 507: Request for conditional use authorization pursuant to Planning Code Section 712.21 for construction of a two-story building containing non-residential use exceeding 6,000 square feet, located within an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.  
(Continued from the Regular meeting of July 13, 1995)

**NOTE:** On June 8, 1995, after receiving public testimony, the Commission closed the public hearing and continued this matter to July 6, 1995 by a vote of +5 -0. Commissioners Fung and Martin were absent.

**SPEAKERS:** Dan Sullivan - rep of project sponsor, Rob Issacson - sponsor

**ACTION:** Approved with conditions

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

**MOTION NO. 13925**

**2:30 P.M.**

12. 95.003C (PAEZ)

450 STANYAN STREET, east side between Fulton and Hayes Streets, Lots 38 and 39 in Assessor's Block 1191, and Lots 11A and 14 in Assessor's Block 1213: Request for authorization of a Conditional Use to permit the implementation of a master signage program for an institutional use, Saint Mary's Medical Center, in an RH-3 (Residential, Three Family) District with an 80-D Height and Bulk Designation.  
(Without hearing, continued from the Regular Meeting of July 20, 1995)

**SPEAKERS:** Bill England, project architect

**ACTION:** Approved with conditions

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

**MOTION NO. 13926**

13. 95.257TE (MARSH)

Demolition and alteration of Landmarks and Buildings in Historic Districts. Amending Part II, Chapter II of the City Planning Code by amending Sections 1005, 1006 and 1006.6 to require review of painted murals and exterior alterations visible from a public street to Landmarks or for buildings located within Historic Districts and to set forth a new definition of and procedures for demolition.  
(Without hearing, continued from the Regular Meeting of July 20, 1995)

**SPEAKERS:** Joe O'Donoghue, Margaret Sigel

**ACTION:** Following testimony, continued to August 3, 1995



VOTE: +6 -0

ABSENT: Commissioner Martin

**5:00 P.M. -- RESIDENTIAL CONSERVATION AMENDMENTS**

NOTE: The Department staff will introduce new material on the Residential Conservation Amendments for review by the Commission and the public. Draft documents of this new material are available now by contacting Mr. Paul Rosetter at 558-6326. At the recommendation of the Director of Planning, it is expected that the Commission and public will hear the Department's presentation of the new draft material, limiting discussion to explanations and clarifications. It is recommended that the public hearing on the merits of the proposals be continue for approximately one month to give an opportunity for both the Commission and communities time to review and consider.

14. 95.052T (ROSETTER)

Residential Conservation Amendments -- Consideration of an amendment to the Planning Code by amending Sections 102.12, 124, 130, 133, 134, 136, 136.1, 142, 144, 154, 175, 181, 188, 204.1, 206, 261, 303, 306, 306.1, 307, 308.2, 316, 316.2, 316.3, 316.4, 316.5, and 316.7, by renumbering Section 140 to Section 134.2, by deleting Section 122, 123, 260 and 306.8 and by adding new Sections 122, 123, 133.1, 244, 260, 260.1, 306.8, 306.9, 311, 312, 351 of Article 3.5 and 352 of article 3.5a to change the restrictions and review procedures that apply to buildings, uses and features principally in the RH-1(D), RH-1(S), RH-1 and RH-2 Zoning Districts by modifying requirements that relate to yard area, height limits, parking and non-conforming uses. These modifications include but are not limited to modifications of the way height is measured, of the way rear yards are calculated, of the permitted obstructions into open areas and above height limits, of the minimum dimensions of required parking stalls, of the powers of the Zoning Administrator, of the restrictions regarding non-conforming and non-complying uses, of accessory uses in "R" Districts, and of the notification enforcement and appeals procedure. The amendments also include new provisions for residential special use districts specifying special rear yard and height provisions for RH-1 and RH-2 Districts that could be mapped in certain portions of the city, for side yards applicable to certain situations, for notification and permit application review procedures and fees for such procedures, for adherence to the master plan and adopted design guidelines, and for review of proposed demolitions in residential districts. These proposed revisions may be modified as to wording and to include other issues during the public review period.

A preliminary finding of no significant environmental effect of the project (preliminary negative declaration) was issued on February 12, 1993. This finding was appealed in separate actions on March 2, 3, 4, and 5, 1993. The Planning Commission upheld the finding on May 20, 1993 with Motion Number 13527. "Notes to the file", declaring that certain revisions to the proposal were covered by the original finding were written on November 12, 1993, February 3, 1994 and April 13, 1995.

(Continued from the Regular Meeting of June 15, 1995)

**SPEAKERS:** Ben Hom, Nancy Wuerfel, John Parker, Charlotte Maeck, Regina LaLuz, George Tsang, Mary Anne Miller, Margaret Sigel, Alice Barkely, Joel Ventresca, Benny Lew, Harold Wright, Jake McGoldrick, Hiroshi Fukuda, Diana Lee, Jake S. Ng, Joe O'Donoghue, Allan Li, Thomas Harrington, Greg Lum, Mli Lum, Chi Choi Ma, May Chun Ma, Edith McMillian, Joe Rosen, David Bisho, Karen Wood, Dick Millet, Douglas



Fong, Andrie Lee, Albert Seto, Anita Theoharris, Richard Chin, Fai Low, Marion Aird, Ed Liu, Marks Lam, Pam Elliott, Andy Burleigh, Kenney Lohie, Michael Wurre, Eugene Wong, Rose Tsai, Gary Gee

**ACTION:** Following testimony, continued to August 24, 1995

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

15. 95.245ETZ (ROSETTER)

Interim Controls for a Special 28-foot Height District -- Initiation of interim controls pursuant to Planning Code Section 306.7 for a period not to exceed 18 months enacting the Special 28-foot Height District pursuant to proposed Planning Code Section 261.1 to certain areas of the city.

These interim controls are proposed in conjunction with more comprehensive revisions to the text of the Planning Code known as the Residential Conservation Amendments. One of the proposed revisions would adopt new Section 261.1 which would contain the regulations for these special height districts. The proposed regulations would state that, within this special height district, dwellings on lots zoned RH-1(D), RH-1(S) or RH-1 would have a height limit of 28 feet on lots not defined as steep, a front height limit of 24 feet and a rear height limit of 32 feet on lots defined as steeply downsloping, and a front height limit of 28 feet and a rear height limit of 20 feet on lots defined as steeply upsloping.

These heights would be subject to proposed Subsection 261(c) which would allow the following adjustments: 1) Any front height limit could be increased to the height of the lowest adjacent building. Any rear height, when applicable, could be increased to the elevation of the lowest roof on any adjacent lot, which roof is no higher than 10 vertical feet of the elevation of the rear height limit on the subject property provided that this adjusted rear height limit shall not be above the elevation of the front height limit for the subject lot. In no case, however, could this method result in a front or rear height exceeding 35 feet. (2) It would allow the Planning Commission to increase the height for any such building height limit to 35 feet or, where the average ground elevation at the rear of the buildable area is higher by 20 or more feet than at the front line thereof, the Planning Commission could increase the front height to 40 feet. (3) The Zoning Administrator could allow a rear height on a steeply upsloping lot to be increased to the amount necessary up to 24 feet to accommodate a pitched roof proposed in compliance with applicable design guidelines. These proposed revisions may be modified as to wording and to include other issues during the public review period.

A preliminary finding of no significant environmental effect of the project (preliminary negative declaration) was issued on February 12, 1993. This finding was appealed in separate actions on March 2, 3, 4, and 5, 1993. The Planning Commission upheld the finding on May 20, 1993 with Motion Number 13527. "Notes to the file", declaring that certain revisions to the proposal were covered by the original finding were written on November 12, 1993, February 3, 1994 and April 13, 1995.



(Continued from Regular Meeting of June 15, 1995)

NOTE: It is proposed to continue item #14 which may be replaced by alternative Code language pursuant to item #13. In that case, zoning map changes for special districts with different rear yard and height requirements would be advertised and calendared for a public hearing on a neighborhood-by-neighborhood basis, subject to petition by those neighborhoods.

**SPEAKERS:** Ben Hom, Nancy Wuerfel, John Parker, Charlotte Maeck, Regina LaLuz, George Tsang, Mary Anne Miller, Margaret Sigel, Alice Barkely, Joel Ventresca, Benny Lew, Harold Wright, Jake McGoldrick, Hiroshi Fukuda, Diana Lee, Jake S. Ng, Joe O'Donoghue, Allan Li, Thomas Harrington, Greg Lum, Mli Lum, Chi Choi Ma, May Chun Ma, Edith McMillian, Joe Rosen, David Bisho, Karen Wood, Dick Millet, Douglas Fong, Andrie Lee, Albert Seto, Anita Theoharris, Richard Chin, Fai Low, Marion Aird, Ed Liu, Marks Lam, Pam Elliott, Andy Burleigh, Kenney Lohie, Michael Wurre, Eugene Wong, Rose Tsai, Gary Gee

**ACTION:** Following testimony, continued to August 24, 1995

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

AT APPROXIMATELY 8:00 P.M. THE CITY PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

16. 94.547D (FUNG/PASSMORE)

37-43 HANCOCK STREET, south between Church and Sanchez Streets, Lot 43 in Assessor's Block No. 3585 - Request for Discretionary Review of Building Permit Applications No. 9415141, 9503499 and 9503500. Demolish an existing 3-story, 4-unit building. Subdivide the lot into 3 lots and construct 3 new 3-unit residential buildings, one building on each of the new lots. Proposed buildings would be 40 feet in height above the existing grade, sloping steeply upward toward the rear of the lots. Proposed buildings above sidewalk level would be 48 feet.

(Continued from Regular Meeting of July 13, 1995)

**SPEAKERS:** (con) Greg - DR requestor, Nick, Betsy, Charlene, Don, Mila, Jim, (pro) Alice Barkley - project attorney, Drake Gardner - project architect, Glenn Allen McKeaver, Frank Drolet, Rebecca Ford

**ACTION:** Following testimony, the Commission approved this project with instructions to staff to continue to work on design and landscaping plan. Also they are to bring the final plans back to the Commission for an informal review.

**VOTE:** +4 -0

**ABSENT:** Commissioners Martin, Prowler, and Unobskey

Adjournment -- 9:40 p.m.

THE DRAFT MINUTES ARE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON AUGUST 10, 1995.

**ACTION:** Approved as drafted

**VOTE:** +5 -0

**ABSENT:** Commissioners Boomer and Martin

**NOTE ON APPEALS:** Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.



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CPC: 072795S



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MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING

THURSDAY  
AUGUST 3, 1995  
ROOM 428, WAR MEMORIAL BUILDING  
401 VAN NESS AVENUE  
1:30 P.M.

DOCUMENTS DEPT.

AUG 29 1995

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**PRESENT:** Commissioners Boomer, Fung, Levine, Lowenberg, Prowler, Unobskey  
**ABSENT:** Commissioner Martin

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT UNOBSKEY AT 1:45 P.M.**

**STAFF IN ATTENDANCE:** Lucian Blazej - Director of Planning, Robert Passmore -  
Zoning Administrator, Vincent Marsh, Linda Avery - Commission Secretary

**A. ITEMS TO BE CONTINUED**

1. 95.268C (PEARL)  
2940 FOLSOM STREET, west side, between 25th and 26th Streets; Lot 08 in  
Assessor's Block 6525: -- Request for Conditional Use authorization under Section  
209.9(f) of the Planning Code to convert an existing one-story former industrial  
building to six live/work units providing arts-related activities, in an RH-2 (House,  
Two-Family) District and a 40-X Height and Bulk District.  
(Proposed for Continuance to August 4017, 1995)

**ACTION:** Continued as amended

**VOTE:** +5 -0

**ABSENT:** Commissioners Fung and Martin

**B. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

(1) Roberta Caravelli, re: Commission's violation of First Amendment rights; (2) Patricia Vaughney, re: a) beautifying Lombard as the entrance to San Francisco, b) 24 hour facilities which are causing problems/dark, miss-used parking lots, c) liquor licenses; (3) Alice Barkley, re: a) does not feel this Commission has violated First Amendment rights, b) Standards of 'Stop-work-orders/project on Kearny Street, c) the change of Notice Requirements in commercial districts from the Office of Environmental Review; (4) Joe O'Donoghue, re: this Commission has not violated Constitutional rights; (5) Michael Page, re: no violation of Constitutional rights by



this Commission; (6) Mary Anne Miller, re: read part of letter from Evelyn Wilson, Parliamentarian, urging the Commission to exercise Brown Act powers to keep order and control public meetings.

C. COMMISSIONERS' QUESTIONS AND MATTERS

2. Consideration of adoption -- draft minutes of July 20, 1995.

**ACTION:** Approved as corrected by adding **SPEAKERS** names

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

**LEVINE:** Requesting that a list of the Department's publications--with price and where to obtain--be added to the Commission's weekly agenda

D. DIRECTOR'S REPORT

3. DIRECTOR'S ANNOUNCEMENTS

- summary of DR cases from 1992-present heard at CPC & appealed to BPA

4. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

**BOS:** None

**BPA:** None

E. TIER III CASES, Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

5. 225 MAGELLAN AVENUE, informational presentation of Building Permit Application No. 9508902 proposing a 65 square foot horizontal addition at rear of dwelling to expand garage at ground level.

**ACTION:** No opposition. No DR. Approved as proposed

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

6. 333 FAXON AVENUE, informational presentation of Building Permit Application No. 9420969 proposing removal of an illegal unit and reducing the size of and legalizing a rear deck.

**ACTION:** No opposition. No DR. Approved as proposed

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

7. 455 - 25TH AVENUE, informational presentation of Building Permit Application No. 9508956 proposing demolition of an existing two-story, three-unit building and replacing it with a new four-story, three-unit building.

**SPEAKERS:** Edith McMillian, Joe O'Donoghue

**ACTION:** No DR. Approved as proposed

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin



F. REGULAR CALENDAR

8. (GHOSH)

Consideration of a Resolution supporting the location of BART headquarters in San Francisco.

**SPEAKERS:** None

**ACTION:** Approved as proposed

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

**RESOLUTION NO 13927**

9. 93.389C **PUBLIC HEARING CLOSED** (PEARL)

1568 HAIGHT STREET, north side, between Ashbury and Clayton Streets; Lot 17 in Assessor's Block 1231. Consideration of revocation of a previously granted authorization of Conditional Use under Section 303.(d) of the Planning Code resulting from alleged violations of conditions contained in Motion Number 11899 dated March 22, 1990 in an existing full-service restaurant and bar in the Haight Street Neighborhood Commercial District and a 40-X Height and Bulk District.  
(Continued from Regular Meeting of June 29, 1995)

**SPEAKERS:** Bryon Maloney, owner

**ACTION:** Intent to disapprove revocation, but add new conditions to existing CU.  
Final language on August 17, 1995.

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

10. 94.221CEKS (PAEZ)

39-43 BOARDMAN PLACE, east side between Bryant and Brannan Streets, Lots 90 and 91 in Assessor's Block 3779--Request for authorization of a Conditional Use to permit the demolition of an existing single-family dwelling and the construction of a replacement structure containing 14 live/work units in an SLI (Service/Light-Industrial) Mixed Use District with a 50-X Height and Bulk Designation.  
(Continued from Regular Meeting of July 13, 1995)

**SPEAKERS:** Alice Barkley - project attorney, Tim Ripple - project architect, Sue Hestor - attorney for opposition, Joe O'Donoghue, Terry Scott, Roberta Caravelli

**ACTION:** Continued to August 17, 1995

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

11. 93.335CESZ (MILLER)

3425-55 GEARY BOULEVARD, south side between Beaumont Avenue and Stanyan Street and 27 BEAUMONT AVENUE, west side between Geary Boulevard and Anza Street, Lots 41 and 42 in Assessor's Block 1085: Request for authorization of a CONDITIONAL USE for a PLANNED UNIT DEVELOPMENT to permit construction of a MIXED-USE BUILDING with approximately 19,750 gross square feet of ground-floor RETAIL SPACE with 50 off-street parking spaces on the second floor and up to 40 new DWELLING UNITS on the third and fourth floors, requiring review as a development on a lot exceeding 10,000 square feet in area and a non-



residential use of property exceeding 6,000 square feet of floor area and requiring (possible) exceptions from City Planning Code standards for dwelling unit density and off-street parking, in an NC-3 (Moderate Scale Neighborhood Commercial) District (Lot 41) and an RH-2 (House, Two-Family) District (Lot 42) and within a 40-X Height and Bulk District.

(Continued from Regular Meeting of July 13, 1995)

**ACTION:** Without hearing, continued to August 17, 1995

**VOTE:** +5 -0

**ABSENT:** Commissioners Fung and Martin

12. 95.238C (MILLER)  
2601 LOMBARD STREET, southwest corner at Broderick Street, Lot 1 in Assessor's Block 939: Request for authorization of a CONDITIONAL USE to permit the remodeling and reconfiguration of a non-conforming-use GASOLINE SERVICE STATION (Exxon) in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of July 13, 1995)

**SPEAKERS:** Mark Moor, Patricia Vaughey, Doris Juliatti, John Plusses

**ACTION:** Approved with conditions as proposed

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

**MOTION NO 13928**

13. 94.593CS (MILLER)  
4280 and 4280A ARMY STREET, north side between Diamond and Castro Streets, Lot 16 in Assessor's Block 6562 -- Request for authorization of a CONDITIONAL USE for the subdivision of the subject lot into two lots, one of which would have a WIDTH OF FEWER THAN 25 FEET, in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District.

**SPEAKERS:** None

**ACTION:** Approved with conditions as proposed

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

**MOTION NO 13929**

14. 93.305C (NIXON)  
111 CHESTNUT STREET, 220 LOMBARD STREET, 240 LOMBARD STREET, parcel bounded by Montgomery, Lombard, Winthrop and Chestnut Streets, Lots 22 through 25 in Assessor's Block 60: Request for approval of modifications to a previous Conditional Use Authorization for a Planned Unit Development by removing senior age restrictions and modification of the parking requirements of the previously approved and constructed project in a C-2 (Community Business) District, an 84-E Height and Bulk District and the Northern Waterfront Special Use District No. 3.

**SPEAKERS:** (pro) Robert McCarthy - project attorney, Josephine Hernandez, Jolynn Lambert, Steve O'Briskey, Grace Ryan, Diane Silvercohen, Mike Cook, Laura Blake, Bog Herr - project architect, Charmaine, Michael Franklin; (con) Roberta Caravelli, Bennett Wall, Edith McMillian



**ACTION:** Intent to approved with conditions. Final language on August 17, 1995

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

15. 94.249C

(NIXON)

3700 GEARY BOULEVARD, northwest corner of Arguello Boulevard, Lots 9, 10 and 11 in Assessor's Block 1433: Request for Conditional Use Authorization pursuant to Planning Code Sections 712.11 and 712.21 for a lot exceeding 10,000 square feet and a non-residential use exceeding 6,000 square feet in an NC-3 (Moderate-Scale Neighborhood Commercial) District and 80-A Height and Bulk District.

**SPEAKERS:** Harry O'Brien - project attorney, Michael Mulhern, Alan Fong

**ACTION:** Approved with conditions as modified by adding the following conditions: -The Project Sponsor shall cooperate with the San Francisco unified School District to establish reasonable limitations on truck loading to minimize conflicts during peak hours of student traffic at Roosevelt Middle School.; -It shall be the Project Sponsor's policy to prohibit employee parking in the Project, and this policy shall be communicated to all tenants. To further discourage employee parking, the Project Sponsor shall require tenants of the Project to subsidize their employees' purchase of Muni transit passes.; -The project sponsor shall implement a Parking Management Program designed to promote parking turnover and to discourage long-term parking. Validation of parking for the project's retail patrons shall be provided to enable retail patrons of the project to park in the project's parking facility at no charge for up to the first three (3) hours of use. Parkers without validation as project retail patrons (or project retail patrons whose validation has expired after three hours of parking use) will be charged a parking fee. For all parkers, the hourly parking rate and the total parking fee charged for up to four (4) hours of total use will not exceed one-half the total parking fee charged for parking up to eight (8) hours of use. No daily or monthly parking fees will be allowed which would be inconsistent with this formula. This hourly parking rate structure need not apply to evening parking (i.e., 6 pm to 8 am).

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

**MOTION NO 13930**

16a. 95.278CV

(PEARL)

2578-2598 MISSION STREET, northwest corner of Twenty-Second Street; Lot 08 in Assessor's Block 3616: -- Request for authorization of Conditional Use under Section 161.(j) of the Planning Code to reduce the parking requirement for conversion of an existing mixed residential and commercial building to add 14 dwelling units for a total of 31 dwelling units in an NC-3 (Moderate-Scale Neighborhood Commercial) District and 50-X/65-B Height and Bulk Districts.

**SPEAKERS:** Virginia Faly, Joyce Chang

**ACTION:** Approved with conditions as modified: under Findings, Objective 5, delete 8g; under Exhibit A, Conditions of Approval, #2 should read: The



14 dwelling units shall be maintained as affordable low income rental units.

VOTE: +6 -0

ABSENT: Commissioner Martin

MOTION NO 13931

16b. 95.278CV

(PEARL)

2578-2598 MISSION STREET, northwest corner of Twenty-Second Street; Lot 08 in Assessor's Block 3616 in an NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District and 50-X/65-B Height and Bulk Districts.

**REAR YARD, USABLE OPEN SPACE, AND DWELLING UNIT**

**EXPOSURE VARIANCES SOUGHT** to convert the second story of an existing mixed residential and commercial building to 14 dwelling units for a total of 31 dwelling units.

SPEAKERS: Virginia Faly, Joyce Chang

ACTION: The Zoning Administrator has closed the public hearing and has taken the matter under advisement.

17. 95.233L

(MARSH)

UNION SQUARE HISTORIC DISTRICT: Block bounded by Post Street to the north, Geary Street to the south, Powell Street to the west and Stockton Street to the east. Being all of Lot 1 in Assessor's Block 308. Acting on the advise of the Landmarks Preservation Advisory Board to initiate a Landmark pursuant to Section 1004 of the Planning Code. The subject property is zoned P (Public)/OS/Open Space District and is designated Open Space as delineated within the Recreation and Open Space Element of the Master Plan.

SPEAKERS: William Kostura - Landmarks Board member, David Bahlman - San Francisco Heritage, Proctor Jones - Landmarks Board member, Betty Smith Brassington - Landmarks Board member, Edward Lawson - Union Square Association, Elizabeth Martin - San Francisco Beautiful, Edith McMillian, Virginia Conway, Nancy Ho - Landmarks Board member, Patrick McGrew - President of Landmarks Board, Kate Stacy - City Attorney's Office

ACTION: Following testimony, continued to September 14, 1995

VOTE: +4 -2

NOES: Commissioners Levine and Prowler

ABSENT: Commissioner Martin

18. 95.257TE

(MARSH)

Demolition and alteration of Landmarks and Buildings in Historic Districts. Amending Part II, Chapter II of the City Planning Code by amending Sections 1005, 1006 and 1006.6 to require review of painted murals and exterior alterations visible from a public street to Landmarks or for buildings located within Historic Districts and to set forth a new definition of and procedures for demolition.

(Continued from the Regular Meeting of July 27, 1995)

SPEAKERS: Patrick McGrew - President of Landmarks Board, Kate Stacy - City Attorney's Office, David Bahlman - San Francisco Heritage



**ACTION:** Approved Demolition and Certificate of Appropriateness proposals—not approving proposal requiring review of painted murals

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

**RESOLUTION NO 13932**

Adjournment — 8:45 PM.

**THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON AUGUST 17, 1995.**

**ACTION:** Approved as drafted

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

**NOTE ON APPEALS:** Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

**NOTE:** For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

#### **ACCESSIBLE MEETING POLICY**

Hearings will be held at the War Memorial Building while City Hall is closed for repairs, 401 Van Ness Avenue, Room 428, Fourth Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points along McAllister. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-3925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.



**SAN FRANCISCO  
CITY PLANNING COMMISSION  
NOTICE OF HEARING  
Thursday, August 17, 1995**

Notice is hereby given to the general public that on **Thursday, August 17, 1995 at 1:30 p.m. or later (call 558-6422, Monday August 14, 1995 or thereafter for a more specific time) in Room 428, the War Memorial Building, located at 401 Van Ness Avenue (at McAllister Street)**, the City Planning Commission will hold a public hearing on a proposal to amend the Recreation and Open Space Element of the Master Plan described below. The City Planning Commission will hold a **PUBLIC HEARING** on this item and other matters.

**95.400M****Amendment of the Recreation and Open Space Element of the Master Plan****[Shotland]**

Consideration of amending the Recreation and Open Space Element of the Master Plan, adding one site to the category "Proposed Public Open Space, Acquire for or Convert to Public Open Space" in Map 4, the Citywide Recreation and Open Space Plan."

The following site is proposed to be added to Map 4:

- Bayview Hill Site, adjacent to Bayview Hill Park, AB 4991, lots 29, 31, 32, 33, 34, 38, 44

**NOTICE OF SPECIAL JOINT HEARING  
SAN FRANCISCO  
CITY PLANNING COMMISSION AND  
RECREATION AND PARK COMMISSION  
Thursday, August 17, 1995**

Notice is hereby given to the general public that on **Thursday, August 17, 1995 at 1:30 p.m. or later (call 558-6422, Monday August 14, 1995 or thereafter for a more specific time) in Room 428, the War Memorial Building, located at 401 Van Ness Avenue (at McAllister Street)**, the City Planning Commission will hold a public hearing on a proposal to amend the Recreation and Open Space Element of the Master Plan described below. This case has been filed for review as set forth in the Planning Code. The City Planning Commission will hold a **PUBLIC HEARING** on this item and other matters.

**95.401R****Open Space Acquisition and Park Renovation Program]****[Shotland]**

Consideration of acquisition of the Bayview Hill Site, adjacent to Bayview Hill Park, Assessor's Block 4991, lots 29, 31, 32, 33, 34, 38, 44 for public open space.

For further information, call Stephen Shotland at (415) 558-6308 and ask about case numbers 95.400M and 95.401R.



MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING

THURSDAY

AUGUST 10, 1995

ROOM 428, WAR MEMORIAL BUILDING  
401 VAN NESS AVENUE  
1:30 P.M.

DOCUMENTS DEPT.

AUG 29 1995

SAN FRANCISCO  
PUBLIC LIBRARY

**PRESENT:** Commissioners Fung, Levine, Lowenberg, Prowler, Uncbskey  
**ABSENT:** Commissioners Boomer and Martin

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT UNOBSKEY AT 1:35 P.M.**

**STAFF IN ATTENDANCE:** Milton Edelin - Deputy Director of Planning, Robert Passmore  
- Zoning Administrator, Alison Kendall, Lois Scott, Linda Avery - Commission Secretary

**A. ITEMS TO BE CONTINUED**

1. 95.123E (SHOTLAND)  
3701 21st STREET, at the southwest corner of Sanchez and 21st Streets;  
Assessor's Block 3621, Lots 1-4. Appeal of the Preliminary Negative Declaration  
published for the proposed demolition of one single-family house, and construction  
of four single-family houses at 3701 21st Street. The four proposed single-family  
houses would be three-story over garage, wood-frame construction; three would  
have frontages on 21st Street; one would have frontage on Sanchez Street.  
(Continued from Regular Meeting of July 13, 1995)  
(Proposed for continuance to ~~August 17~~ September 7, 1995)

**ACTION:** Continued as amended

**VOTE:** +5 -0

**ABSENT:** Commissioners Boomer and Martin

2. 95.124E (NISHIMURA)  
ONE CLARENCE PLACE, northwest end of Clarence Place, between 2nd & 3rd  
Streets and Brannan and Townsend Streets; Lot 19 in Assessor's Block 3788;  
within a south of Market Service/Light Industrial (SOM SLI) District, 50-X Height and  
Bulk District, and the South End Historic District. **An appeal of a Preliminary  
Negative Declaration** published on July 7, 1995, for proposed new construction of  
eighteen live/work units within a 40-foot high building having two stories, each story  
with a mezzanine level, over ground story garage on an existing parking lot with  
21,810.5 square feet of lot area. Planning Code-required parking for an existing,  
adjacent retail/office building would be retained, and would be provided for the  
live/work units.

(Proposed for continuance to September 7, 1995)

**ACTION:** Continued as proposed

**VOTE:** +5 -0

**ABSENT:** Commissioners Boomer and Martin



**B. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

**(1) Regina Blasser, re: Creating Neighborhood Character Districts/RCA; (2) Marsha Garland, re: 1326 Grant Avenue; (3) Catherine, re: 2000 Ulloa (these comments were made following item 7).**

**C. COMMISSIONERS' QUESTIONS AND MATTERS**

3. Consideration of adoption -- draft minutes of July 27, 1995.

**ACTION: Approved as drafted**

**VOTE: +5 -0**

**ABSENT: Commissioners Boomer and Martin**

**AVERY: 1568 Haight Street**

**D. DIRECTOR'S REPORT**

4. DIRECTOR'S ANNOUNCEMENTS  
**NONE**

5. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS  
**BOS: None**  
**BPA: 3840 Clay Street was continued for one week to work out modifications**

6. BRIEFING ON TREASURE ISLAND REUSE PLANNING (KENDALL/SCOTT)  
Bonnie Fisher, principal of ROMA Design Group, will present an overview of the Opportunities and Constraints Report, which describes the implications of existing conditions for reuse planning at Treasure Island and Yerba Buena. Alison Kendall will discuss next steps in the planning process, including the upcoming Community Forum on August 19. Gloria Root, chair of the Citizen's Reuse Committee, will discuss the committee's recent activities.

**SPEAKERS: Gloria Root - Citizens Re-use Committee, Bonnie Fisher - ROMA Design Group, Ed Powell - Citizens Re-use Committee, Claire Isaacs - Citizens Re-use Committee, James Spagnolli, Josh Brandon - Citizens Re-use Committee, Michael Page**

**ACTION: Informational presentation only. No action required**

**E. REGULAR CALENDAR**

7a. 95.150KCVS (PAEZ)  
477-479 NATOMA STREET, south side between Fifth and Sixth Streets, the northerly portion of Lots 23, 24 and 27 in Assessor's Block 3725: Request for



authorization of a Conditional Use to permit the construction of 30 affordable dwelling units for families at a height in excess of 40 feet and with off-street parking to be provided at a ratio of one space per dwelling unit in an RSD (Residential/Service) Mixed Use District with a 40-X/85-B Height and Bulk Designation.

(Continued from the Regular Meeting of July 13, 1995)

**SPEAKERS:** John Darrah, rep of project sponsor

**ACTION:** Approved with conditions as modified: Exhibit A, Conditions of Approval, #4 should read: A minimum of 29 independently accessible Code complying off-street parking spaces be maintained within the parking garage. The parking spaces shall be comprised of a minimum of 11 standard and 18 compact size parking stalls.

**VOTE:** +5 -0

**ABSENT:** Commissioners Boomer and Martin

**MOTION NO. 13933**

7b. 95.150KC~~V~~ (PAEZ)

477-479 NATOMA STREET, south side between Fifth and Sixth Streets, the northerly portion of Lots 23, 24 and 27 in Assessor's Block 3725, in a RSD (residential/Service) Mixed Use District with a 40-X/85-B Height and Bulk Designation. Request for a variance from the code standards for REAR YARD and PERMITTED OBSTRUCTIONS OVER STREETS AND ALLEYS. To construct a 30 affordable dwelling unit residential development for families with a rear yard which would not meet the depth requirement of the Code but would provide the equivalent square-footage of open area at the rear of the site and bay windows which would project three feet over the street where the code permits two feet.

(Continued from the Regular Meeting of July 13, 1995)

**SPEAKERS:** John Darrah, rep of project sponsor

**ACTION:** The Zoning Administrator closed the public hearing and has taken the matter under advisement.

8a. 95.151KC~~V~~S (PAEZ)

974-980 HOWARD STREET, north side between Fifth and Sixth Streets, the southerly portion of Lots 23 and 24 in Assessor's Block 3725: Request for authorization of a Conditional Use to permit the construction of 24 affordable dwelling units for the disabled at a height in excess of 40 feet and with off-street parking to be provided at a ratio of one space per dwelling unit in an RSD (Residential/Service) Mixed Use District with a 40-X/85-B Height and Bulk Designation.

(Continued from Regular Meeting of July 13, 1995)

**SPEAKERS:** John Elberling, rep of project sponsor

**ACTION:** Approved with conditions as modified: Exhibit A, Conditions of Approval, #4 should read: A minimum of 24 independently accessible Code complying off-street parking spaces shall be maintained within the parking garage.; #14 is to be modified to include language that addresses subordination to HUD.

**VOTE:** +5 -0

**ABSENT:** Commissioners Boomer and Martin

**MOTION NO. 13934**



- 8b. 95.151KC~~V~~ (PAEZ)  
974-980 HOWARD STREET, north side between Fifth and Sixth Streets, the southerly portion of Lots 23 and 24 in Assessor's Block 3725, in a RSD (residential/Service) Mixed Use District with a 40-X/85-B Height and Bulk Designation. **Request for a variance from the code standards for REAR YARD and PERMITTED OBSTRUCTIONS OVER STREETS AND ALLEYS** to construct a 24 affordable dwelling unit residential development for the disabled with a rear yard which would not meet the depth requirement of the Code but would provide the equivalent square-footage of open area at the rear of the site and bay windows which would be 11 feet in width where the code permits nine feet.  
(Continued from the Regular Meeting of July 13, 1995)

**SPEAKERS:** John Elberling, rep of project sponsor

**ACTION:** The Zoning Administrator closed the public hearing and has taken the matter under advisement.

9. 95.262C~~V~~ (BERKOWITZ)  
286 DIVISADERO STREET, east side between Haight and Page Streets, Lot 25 in Assessor's Block 1238: Request for Conditional Use Authorization to allow for conversion back to a dwelling unit in an NC-2 (Small-Scale Neighborhood Commercial District) without providing the otherwise required parking space. The project also includes a **variance request to allow development in the required rear yard will also be heard by the Zoning Administrator at this hearing.**

**SPEAKERS:** Wayne Connick, Robert Fuller

**ACTION:** Conditional Use: Approved with conditions as drafted

**VOTE:** +5 -0

**ABSENT:** Commissioners Boomer and Martin

**MOTION NO.** 13935

**ACTION:** Variance: The Zoning Administrator closed the public hearing and has taken the matter under advisement.

10. 95.293C (BERKOWITZ)  
786-790 LOMBARD STREET, Lot 15A in Assessor's Block 65; northeast corner at Taylor Street: Request for conditional use authorization to allow a small self-service restaurant in the North Beach Neighborhood Commercial District.

**SPEAKERS:** Elias Piconi, Margo Goldman, Marsha Garland, David Bruce

**ACTION:** Approved with conditions as drafted

**VOTE:** +5 -0

**ABSENT:** Commissioners Boomer and Martin

**MOTION NO.** 13936

11. 95.369L (MARSH)  
UNION IRON WORKS ADMINISTRATION BUILDING, 548 20TH STREET, a portion of Lot 1 in Assessor's Block 4046. Acting on the advice of the Landmarks Preservation Advisory Board to initiate Landmark No. 210 pursuant to Section 1004 of the City Planning Code. The subject property is zoned M-2 (Heavy Industrial) District, a 40-X Height and Bulk District and is located within the jurisdiction of the Port of San Francisco.

**ACTION:** Without hearing, continued to April 4, 1996

**VOTE:** +5 -0

**ABSENT:** Commissioners Boomer and Martin



12. 95.370L (MARSH)  
UNION IRON WORKS POWERHOUSE, 460 20TH STREET, Lot 1 in Assessor's Block 4046. Acting on the advice of the Landmarks Preservation Advisory Board to initiate Landmark No. 211 pursuant to Section 1004 of the City Planning Code. The subject property is zoned M-2 (Heavy Industrial) District, a 40-X Height and Bulk District and is located within the jurisdiction of the Port of San Francisco.

**ACTION:** Without hearing, continued to April 4, 1996

**VOTE:** +5 -0

**ABSENT:** Commissioners Boomer and Martin

13. 95.371L (MARSH)  
UNION IRON WORKS OFFICE BUILDING, 420 20TH STREET, being a portion of Lot 1 in Assessor's Block 4046. Acting on the advice of the Landmarks Preservation Advisory Board to initiate Landmark No. 212 pursuant to Section 1004 of the City Planning Code. The subject property is zoned M-2 (Heavy Industrial) District, a 40-X Height and Bulk District and is located within the jurisdiction of the Port of San Francisco.

**ACTION:** Without hearing, continued to April 4, 1996

**VOTE:** +5 -0

**ABSENT:** Commissioners Boomer and Martin

14. 95.365L (MARSH)  
THE MACHINE SHOPS BUILDING, 449 20TH STREET, Lot 4 in Assessor's Block 4111. Acting on the advice of the Landmarks Preservation Advisory Board to initiate Landmark No. 213 pursuant to Section 1004 of the City Planning Code. The subject property is zoned M-2 (Heavy Industrial) District, a 40-X Height and Bulk District and is located within the jurisdiction of the Port of San Francisco.

**ACTION:** Without hearing, continued to April 4, 1996

**VOTE:** +5 -0

**ABSENT:** Commissioners Boomer and Martin

Adjournment -- 4:45 P.M.

**THE DRAFT MINUTES ARE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON AUGUST 24, 1995.**

**ACTION:** Approved as drafted

**VOTE:** +5 -0

**ABSENT:** Commissioners Lowenberg and Martin

**NOTE ON APPEALS:** Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

**NOTE:** For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

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Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points along McAllister. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

SAN FRANCISCO  
CITY PLANNING COMMISSION  
NOTICE OF HEARING  
Thursday, August 17, 1995

95.400M

Amendment of the Recreation and Open Space Element of the Master Plan [Shotland]

Consideration of amending the Recreation and Open Space Element of the Master Plan, adding one site to the category "Proposed Public Open Space, Acquire for or Convert to Public Open Space" in Map 4, the Citywide Recreation and Open Space Plan."

The following site is proposed to be added to Map 4:

- Bayview Hill Site, adjacent to Bayview Hill Park,  
AB 4991, lots 29, 31, 32, 33, 34, 38, 44

(THIS MATTER WILL BE PROPOSED FOR CONTINUANCE TO SEPTEMBER 28, 1995.)

NOTICE OF SPECIAL JOINT HEARING  
SAN FRANCISCO  
CITY PLANNING COMMISSION AND  
RECREATION AND PARK COMMISSION  
Thursday, August 17, 1995

95.401R

Open Space Acquisition and Park Renovation Program]

[Shotland]

Consideration of acquisition of the Bayview Hill Site, adjacent to Bayview Hill Park, Assessor's Block 4991, lots 29, 31, 32, 33, 34, 38, 44 for public open space.

(THIS MATTER WILL BE PROPOSED FOR CONTINUANCE TO SEPTEMBER 28, 1995.)

For further information, call Stephen Shotland at (415) 558-6308 and ask about case numbers 95.400M and 95.401R.

TREASURE ISLAND REUSE PLANNING COMMUNITY FORUM AND BUS TOUR

The Treasure Island Citizen's Reuse Committee and the San Francisco Planning Commission will host a Community Forum at the Treasure Island Elementary School, Avenue E and 13th Street, on Saturday, August 19, from 1 to 5 pm. The Forum will include a briefing on opportunities and constraints for reuse of Treasure Island and Yerba Buena, and small group discussion of planning issues and options for both islands.

A bus tour of Yerba Buena and Treasure Island Bus tour will leave from the corner of Eight and Market Streets at San Francisco Civic Center BART station at 9:30 am, followed by a pick up of additional participants at TI Elementary School at 10 am. The tour will provide participants with an overview of the island; facilities and resources, and discuss existing condition information which will influence reuse planning. Tour participants will be dropped off at the Elementary School at noon. Tour participants may wish to bring bag lunches. Registration before August 11th is needed to assure space on the bus. To reserve a place, call the Treasure Island information Line at 749-2582, and leave your name and phone number. Persons with special access needs should describe those needs so arrangements can be made.



35  
21  
1/17/95

MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING

THURSDAY

AUGUST 17, 1995

ROOM 428, WAR MEMORIAL BUILDING  
401 VAN NESS AVENUE  
1:30 P.M.

DOCUMENTS DEPT.

OCT 02 1995

SAN FRANCISCO  
PUBLIC LIBRARY

**PRESENT:** Commissioners Boomer, Fung, Levine, Lowenberg, Prowler, Unobskey  
**ABSENT:** Commissioner Martin

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT UNOBSKEY AT 1:37 P.M.**

**STAFF IN ATTENDANCE:** Lucian Blazej - Director of Planning, Robert Passmore -  
Zoning Administrator, Lois Scott, Gene Coleman - Acting Commission Secretary, Linda  
Avery - Commission Secretary

**A. ITEMS TO BE CONTINUED**

1. 94.343CV (BERKOWITZ)  
900 BALBOA STREET, north side between 10th and 11th Avenues, Lot 18 in  
Assessor's Block 1553: Request for Conditional Use Authorization to expand an  
existing church in an RH-1(D) (House, One-Family, Detached Dwellings) District.  
The project also includes a variance request to allow off-street parking in a required  
rear yard.  
(Continued from Regular Meeting of July 6, 1995)  
(Proposed for continuance to August 24, 1995)

**ACTION:** Continued as proposed

**VOTE:** +4 -0

**ABSENT:** Commissioners Fung, Lowenberg, and Martin

2. 95.183CE (MILLER)  
120 LATHROP AVENUE, south side between Tunnel and Wheeler Avenues, Lot 1  
in Assessor's Block 5090 -- Request for authorization of a **CONDITIONAL USE** to  
permit remodelling and expansion of a **RELIGIOUS FACILITY** (The Korean First  
Presbyterian Church) including construction of a new sanctuary building, in an RH-1  
(House, One-Family) District and a 40-X Height and Bulk District.  
(Continued from Regular Meeting of July 27, 1995)  
(Proposed for Continuance to September 7, 1995)

**ACTION:** Continued as proposed

**VOTE:** +4 -0

**ABSENT:** Commissioners Fung, Lowenberg, and Martin

3. 95.123E (SHOTLAND)  
3701 21st STREET, at the southwest corner of Sanchez and 21st Streets;  
Assessor's Block 3621, Lots 1-4. Appeal of the Preliminary Negative Declaration



published for the proposed demolition of one single-family house, and construction of four single-family houses at 3701 21st Street. The four proposed single-family houses would be three-story over garage, wood-frame construction; three would have frontages on 21st Street; one would have frontage on Sanchez Street.

(Continued from Regular Meeting of July 13, 1995)

(Proposed for continuance to September 7, 1995)

**ACTION:** None required. This item is on calendar in error. At their Regular Meeting of August 10, 1995, the Commission continued this matter to September 7, 1995 by a vote of +5 -0 with Commissioners Boomer and Martin absent.

4. 95.268C (PEARL)  
2940 FOLSOM STREET, west side, between 25th and 26th Streets; Lot 08 in Assessor's Block 6525: -- Request for Conditional Use authorization under Section 209.9(f) of the Planning Code to convert an existing one-story former industrial building to six live/work units providing arts-related activities, in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.  
(Proposed for continuance to September 7, 1995)

**ACTION:** Continued as proposed

**VOTE:** +4 -0

**ABSENT:** Commissioners Fung, Lowenberg, and Martin

5. 95.400M [Shotland]  
AMENDMENT OF THE RECREATION AND OPEN SPACE ELEMENT OF THE MASTER PLAN. Consideration of amending the Recreation and Open Space Element of the Master Plan, adding one site to the category "Proposed Public Open Space, Acquire for or Convert to Public Open Space" in Map 4, the Citywide Recreation and Open Space Plan."

The following site is proposed to be added to Map 4:

- Bayview Hill Site, adjacent to Bayview Hill Park, AB 4991, lots 29, 31, 32, 33, 34, 38, 44

(Proposed for Continuance to September 28, 1995.)

**ACTION:** Continued as proposed

**VOTE:** +4 -0

**ABSENT:** Commissioners Fung, Lowenberg, and Martin

6. 95.401R [Shotland]  
OPEN SPACE ACQUISITION & PARK RENOVATION PROGRAM -- JOINT HEARING WITH RECREATION & PARK COMMISSION. Consideration of acquisition of the Bayview Hill Site, adjacent to Bayview Hill Park, Assessor's Block 4991, lots 29, 31, 32, 33, 34, 38, 44 for public open space.

(Proposed for Continuance to September 28, 1995.)

**ACTION:** Continued as proposed

**VOTE:** +4 -0

**ABSENT:** Commissioners Fung, Lowenberg, and Martin

**B. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one



exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

(1) Patricia Vouhey, re: -2601 Lombard is in violation of agreement, - Bar and restaurant on Chestnut Street, -1109 Oak to clear up conflict; (2) John Parker, re: support RCAs; (3) Justin Cohen, re: 2710 Broadway demolition; (4) Karen Crommi, re: CPC hearing procedures/conduct; (5) Toni Morgan, re: 1568 Haight--told to come today by Dept. staff; (6) Ralph Oroquita, re: 120 Lathrop--funding for environmental review

C. COMMISSIONERS' QUESTIONS AND MATTERS

7. Consideration of adoption -- draft minutes of August 3, 1995.

**ACTION:** Approved as drafted

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

D. DIRECTOR'S REPORT

8. DIRECTOR'S ANNOUNCEMENTS

- Treasure Island Workshop this Saturday, 8/19/95

9. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

**BPA:** - 3840 Clay Street

- 1440-1446 Kearny--alteration/demolition

**BOS:** None

E. UNCONTESTED CASE CALENDAR

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. The Department has determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendations is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular schedule hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

10. 95.277C (COLEMAN)  
1338 27TH AVENUE, east side between Irving and Judah Streets, Lot 36 in Assessor's Block 1781. Request for Conditional Use Authorization to expand an existing 6 person residential care facility to an 11 person residential care facility in an RH-2 Residential District pursuant to Section 209.3(c) the Planning Code.

**ACTION:** Approved with conditions as proposed

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

**MOTION NO.** 13937



F. CONSIDERATION OF FINDINGS AND FINAL MOTIONS -- PUBLIC HEARING CLOSED

11. 93.389C **PUBLIC HEARING CLOSED** (PEARL)  
1568 HAIGHT STREET, north side, between Ashbury and Clayton Streets; Lot 17 in Assessor's Block 1231. Consideration of revocation of a previously granted authorization of Conditional Use under Section 303.(d) of the Planning Code resulting from alleged violations of conditions contained in Motion Number 11899 dated March 22, 1990 in an existing full-service restaurant and bar in the Haight Street Neighborhood Commercial District and a 40-X Height and Bulk District. (Continued from Regular Meeting of June 29, 1995)  
**NOTE:** On August 3, 1995, following testimony, the Commission passed a motion of intent to disapprove the revocation, indicating their desire to impose new conditions on the existing Conditional Use authorization by a vote of +6 -0. Commissioner Martin was absent. Since the action of August 3, 1995, Ms. Boyajian, Deputy City Attorney, has determined that the action of the Commission, on the matter before them, can be revocation of the existing conditional use authorization or let it stand. The Commission can not impose new conditions without the matter being brought before them as an application for modification of a previously approved conditional use authorization that has been duly noticed, advertised and calendared for public hearing.

**SPEAKERS:** None

**ACTION:** The Commission passed a motion to table this matter.

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

12. 93.305C (NIXON)  
111 CHESTNUT STREET, 220 LOMBARD STREET, 240 LOMBARD STREET, parcel bounded by Montgomery, Lombard, Winthrop and Chestnut Streets, Lots 22 through 25 in Assessor's Block 60: Request for approval of modifications to a previous Conditional Use Authorization for a Planned Unit Development by removing senior age restrictions and modification of the parking requirements of the previously approved and constructed project in a C-2 (Community Business) District, an 84-E Height and Bulk District and the Northern Waterfront Special Use District No. 3.  
**NOTE:** On August 3, 1995, following testimony, the Commission passed a motion of intent to approve with conditions by a vote of +6 -0. Commissioner Martin was absent.

**SPEAKERS:** None

**ACTION:** Approved with conditions as modified: through out the document, change the term Park Telegraph to Parc Telegraph; under Preamble, paragraph eight, first sentence, change 111 Chestnut to 220 Lombard; under Findings, #6(b)(i), the last sentence should read: Approximately 10,000 square feet of commercial area will be converted to storage, exercise, social room, and building management areas for the project's occupants.; under Findings, #6(b)(ii), the last two sentences should be deleted; under Findings, #6(b)(iii) should read: The project site will experience only minor disruption as the commercial areas are removed and the storage, exercise, social room and building management



facilities are installed.; delete duplicate wording of Finding #9(g), and the last sentence of Finding #9(f).

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

**MOTION NO.** 13938

**G. REGULAR CALENDAR**

13. 94.221CEKS (PAEZ)  
39-43 BOARDMAN PLACE, east side between Bryant and Brannan Streets, Lots 90 and 91 in Assessor's Block 3779--Request for authorization of a Conditional Use to permit the demolition of an existing single-family dwelling and the construction of a replacement structure containing 14 live/work units in an SLI (Service/Light-Industrial) Mixed Use District with a 50-X Height and Bulk Designation.  
(Continued from Regular Meeting of August 3, 1995)

**SPEAKERS:** Alice Barkley - rep of project sponsor, Joe O'Donoghue, Tim; (con) Sue Hestor, Calvin Welch, Jerry Scott, Richard Williams

**ACTION:** Approved with conditions as modified: under Exhibit A, Conditions of Approval, #8 should read: The Project Sponsor has designated live/work Unit No. 8 as an affordable (Below Market Rate (BMR)) first time home buyer condominium ownership unit to be constructed on the site of the principal project. The BMR live/work unit for the purposes of this project shall be treated as a BMR "dwelling" unit.; add following sentence to the end of #15: Additionally the sponsor shall similarly disclose that any property line windows may be required to be closed or removed as a result of future construction on adjacent properties.

**VOTE:** +4 -2

**NOES:** Commissioners Boomer and Levine

**ABSENT:** Commissioner Martin

**MOTION NO.** 13939

14. 93.335CESZ (MILLER)  
3425-55 GEARY BOULEVARD, south side between Beaumont Avenue and Stanyan Street and 27 BEAUMONT AVENUE, west side between Geary Boulevard and Anza Street, Lots 41 and 42 in Assessor's Block 1085: Request for authorization of a **CONDITIONAL USE** for a **PLANNED UNIT DEVELOPMENT** to permit construction of a **MIXED-USE BUILDING** with approximately 19,750 gross square feet of ground-floor **RETAIL SPACE** with 50 off-street parking spaces on the second floor and up to 40 new **DWELLING UNITS** on the third and fourth floors, requiring review as a development on a lot exceeding 10,000 square feet in area and a non-residential use of property exceeding 6,000 square feet of floor area and requiring (possible) exceptions from City Planning Code standards for dwelling unit density and off-street parking, in an NC-3 (Moderate Scale Neighborhood Commercial) District (Lot 41) and an RH-2 (House, Two-Family) District (Lot 42) and within a 40-X Height and Bulk District.

(Continued from Regular Meeting of August 3, 1995)

**SPEAKERS:** (pro) Dave Thompson - rep of project sponsor, Ralph Butterfield - project architect, Howard Wexler - project attorney; (con) Yung Kang, Edith McMillian, Tina Bartlett



**ACTION:** Approved with conditions as modified: under Exhibit A, Conditions of Approval, #1, second sentence should read: Final plans including street tree plans and rooftop landscaping and/or trellises and parapet walls shall be reviewed and approved by the Staff of the Department prior to the issuance of a building permit.; #3, second sentence should read: The design and installation of appropriate landscaping parapet walls or trellises for said parking facility shall be worked out with the staff of the Department toward the end of screening the effect of said facility on adjoining rear-yard areas, and light wells serving residential units.; #7 should read: The Applicant shall discourage employee and long-term parking in the herein-authorized rooftop parking facility and shall provide incentives to future retail employees to promote transit usage and carpooling. These incentives will include the sale of MUNI Fast-Passes, the provision of bike lockers and match lists for carpooling.; the two conditions following #7 are to be correctly re-numbered #8 and #9.

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

**MOTION NO.** 13940

15. 95.234C (BERKOWITZ)  
736 BRAZIL AVENUE, Lots 47, 48 and 49 in Assessor's Block 6076; southwest corner of Athens Street: Request for conditional use authorization to establish a church in an RH-1 (House, One-Family) and an RH-2 (House, Two-Family) District.  
(Continued from Regular Meeting of July 20, 1995)

**SPEAKERS:** (pro) William Perez - rep of project sponsor, Anna Maria Corrella;  
(con) Stephen Shohet, Geraldine Shohet, Marion Aird

**ACTION:** Following testimony, continued to October 12, 1995

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

16. 94.225CES (MILLER)  
1940 BROADWAY, north side between Laguna and Octavia Streets, a through-lot with frontage on Vallejo Street, Lots 10 and 11 in Assessor's Block 567 - Request for authorization of a CONDITIONAL USE for a PLANNED UNIT DEVELOPMENT to permit the merger of the two subject lots and their re-subdivision into three lots, two with Vallejo Street frontage, and the construction of two new two-family dwellings on said proposed Vallejo Street lots, requiring modifications of the otherwise-applicable City Planning Code standards for dwelling-unit density and rear yards, in an RH-2 (House, Two-Family) District and a 105-D Height and Bulk District.

(Continued from the Regular Meeting of July 20, 1995)

**ACTION:** Without hearing, continued to September 21, 1995

**VOTE:** +4 -0

**ABSENT:** Commissioners Fung, Lowenberg, and Martin

5:00 P.M.

17. 95.117M (Scott)  
Master Plan Amendments Related to Hazardous Waste Public Hearing to consider adoption of proposed amendments to the Environmental Protection Element of the



Master Plan adding policy related to Hazardous Waste Source Reduction, Facilities, and Public Health and Safety Issues.

**SPEAKERS:** Ralph Oroquita

**ACTION:** Approved

**VOTE:** +5 -0

**ABSENT:** Commissioners Martin and Unobskey

**RESOLUTION NO. 13941**

18. 95.117T (Scott)

Planning Code Text Amendment Related to Hazardous Waste. Public Hearing to consider approval for transmittal to the Board of Supervisors of proposed amendments to Part II, Chapter II of the San Francisco Municipal Code (City Planning Code) by Amending Section 225 to add a hazardous waste facility as a conditional use in the M-2 (Heavy Industrial) district and to incorporate by reference California Health and Safety Code, Division 20, Chapter 6.5, Articles 2 and 13.

**SPEAKERS:** Ralph Oroquita

**ACTION:** Approved

**VOTE:** +5 -0

**ABSENT:** Commissioners Martin and Unobskey

**RESOLUTION NO. 13942**

Adjournment -- 6:05 P.M.

**THE DRAFT MINUTES ARE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON SEPTEMBER 7, 1995.**

**ACTION:** APPROVED

**VOTE:** +4 -0

**ABSENT:** Fung, Levine, Prowler

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CPC: 081795S

#### RECENT PLANNING DEPARTMENT PUBLICATIONS

<u>DOCUMENT NAME</u>	<u>PUBLISH DATE</u>	<u>AMOUNT</u>
Civic Center Strategic Plan	3/1/95	\$ 1.00
Commerce & Industry Inventory Update	4/14/95	2.00
Destination Downtown - Downtown Streetscape Plan	6/1/95	12.00
Hunters Point Shipyard - Land Use Alternatives and Proposed Draft Plan	3/1/95	0.00
Hunters Point Shipyard - Shipyard Futures	3/1/95	0.00
Amendments to the Master Plan	5/1/95	15.00
Residential Design Guidelines		0.00
South Bayshore Area Plan, Proposal for Adoption	4/1/95	5.00
Artist Live Work Space Study - South of Market Rezoning Study	3/1/95	1.00
Transbay Area Plan Background Data Report	2/27/95	10.00
Transportation Element	5/1/95	12.00

To obtain a copy of any of the above listed publications, or for a more complete list of Planning Department Publications, visit the Department's Public Information Center at 1660 Mission Street, First Floor, San Francisco, CA 94103

These and other Planning Department reports are also available for public reference in Public Libraries.



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MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING

THURSDAY  
AUGUST 17, 1995  
ROOM 428, WAR MEMORIAL BUILDING  
401 VAN NESS AVENUE  
1:30 P.M.

DOCUMENTS DEPT.  
OCT 02 1995  
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**PRESENT:** Commissioners Boomer, Fung, Levine, Lowenberg, Prowler, Unobskey  
**ABSENT:** Commissioner Martin

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT UNOBSKEY AT 1:37 P.M.**

**STAFF IN ATTENDANCE:** Lucian Blazej - Director of Planning, Robert Passmore -  
Zoning Administrator, Lois Scott, Gene Coleman - Acting Commission Secretary, Linda  
Avery - Commission Secretary

**A. ITEMS TO BE CONTINUED**

1. 94.343CV (BERKOWITZ)  
900 BALBOA STREET, north side between 10th and 11th Avenues, Lot 18 in  
Assessor's Block 1553: Request for Conditional Use Authorization to expand an  
existing church in an RH-1(D) (House, One-Family, Detached Dwellings) District.  
The project also includes a variance request to allow off-street parking in a required  
rear yard.  
(Continued from Regular Meeting of July 6, 1995)  
(Proposed for continuance to August 24, 1995)

**ACTION:** Continued as proposed

**VOTE:** +4 -0

**ABSENT:** Commissioners Fung, Lowenberg, and Martin

2. 95.183CE (MILLER)  
120 LATHROP AVENUE, south side between Tunnel and Wheeler Avenues, Lot 1  
in Assessor's Block 5090 -- Request for authorization of a **CONDITIONAL USE** to  
permit remodelling and expansion of a **RELIGIOUS FACILITY** (The Korean First  
Presbyterian Church) including construction of a new sanctuary building, in an RH-1  
(House, One-Family) District and a 40-X Height and Bulk District.  
(Continued from Regular Meeting of July 27, 1995)  
(Proposed for Continuance to September 7, 1995)

**ACTION:** Continued as proposed

**VOTE:** +4 -0

**ABSENT:** Commissioners Fung, Lowenberg, and Martin

3. 95.123E (SHOTLAND)  
3701 21st STREET, at the southwest corner of Sanchez and 21st Streets;  
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published for the proposed demolition of one single-family house, and construction of four single-family houses at 3701 21st Street. The four proposed single-family houses would be three-story over garage, wood-frame construction; three would have frontages on 21st Street; one would have frontage on Sanchez Street.  
(Continued from Regular Meeting of July 13, 1995)

(Proposed for continuance to September 7, 1995)

**ACTION:** None required. This item is on calendar in error. At their Regular Meeting of August 10, 1995, the Commission continued this matter to September 7, 1995 by a vote of +5 -0 with Commissioners Boomer and Martin absent.

4. 95.268C (PEARL)  
2940 FOLSOM STREET, west side, between 25th and 26th Streets; Lot 08 in Assessor's Block 6525: -- Request for Conditional Use authorization under Section 209.9(f) of the Planning Code to convert an existing one-story former industrial building to six live/work units providing arts-related activities, in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.

(Proposed for continuance to September 7, 1995)

**ACTION:** Continued as proposed

**VOTE:** +4 -0

**ABSENT:** Commissioners Fung, Lowenberg, and Martin

5. 95.400M [Shotland]  
AMENDMENT OF THE RECREATION AND OPEN SPACE ELEMENT OF THE MASTER PLAN. Consideration of amending the Recreation and Open Space Element of the Master Plan, adding one site to the category "Proposed Public Open Space, Acquire for or Convert to Public Open Space" in Map 4, the Citywide Recreation and Open Space Plan."

The following site is proposed to be added to Map 4:

- Bayview Hill Site, adjacent to Bayview Hill Park, AB 4991, lots 29, 31, 32, 33, 34, 38, 44

(Proposed for Continuance to September 28, 1995.)

**ACTION:** Continued as proposed

**VOTE:** +4 -0

**ABSENT:** Commissioners Fung, Lowenberg, and Martin

6. 95.401R [Shotland]  
OPEN SPACE ACQUISITION & PARK RENOVATION PROGRAM -- JOINT HEARING WITH RECREATION & PARK COMMISSION. Consideration of acquisition of the Bayview Hill Site, adjacent to Bayview Hill Park, Assessor's Block 4991, lots 29, 31, 32, 33, 34, 38, 44 for public open space.

(Proposed for Continuance to September 28, 1995.)

**ACTION:** Continued as proposed

**VOTE:** +4 -0

**ABSENT:** Commissioners Fung, Lowenberg, and Martin

## B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one



exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

**(1) Patricia Voughey, re: -2601 Lombard is in violation of agreement, - Bar and restaurant on Chestnut Street, -1109 Oak to clear up conflict; (2) John Parker, re: support RCAs; (3) Justin Cohen, re: 2710 Broadway demolition; (4) Karen Crommi, re: CPC hearing procedures/conduct; (5) Toni Morgan, re: 1568 Haight--told to come today by Dept. staff; (6) Ralph Oroquita, re: 120 Lathrop--funding for environmental review**

C. COMMISSIONERS' QUESTIONS AND MATTERS

7. Consideration of adoption -- draft minutes of August 3, 1995.

**ACTION: Approved as drafted**

**VOTE: +6 -0**

**ABSENT: Commissioner Martin**

D. DIRECTOR'S REPORT

8. DIRECTOR'S ANNOUNCEMENTS

- **Treasure Island Workshop this Saturday, 8/19/95**

9. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

**BPA: - 3840 Clay Street**

**- 1440-1446 Kearny--alteration/demolition**

**BOS: None**

E. UNCONTESTED CASE CALENDAR

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. The Department, has determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendations is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular schedule hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

10. 95.277C

(COLEMAN)

1338 27TH AVENUE, east side between Irving and Judah Streets, Lot 36 in Assessor's Block 1781. Request for Conditional Use Authorization to expand an existing 6 person residential care facility to an 11 person residential care facility in an RH-2 Residential District pursuant to Section 209.3(c) the Planning Code.

**ACTION: Approved with conditions as proposed**

**VOTE: +6 -0**

**ABSENT: Commissioner Martin**

**MOTION NO. 13937**



F. CONSIDERATION OF FINDINGS AND FINAL MOTIONS -- PUBLIC HEARING CLOSED

11. 93.389C **PUBLIC HEARING CLOSED** (PEARL)  
1568 HAIGHT STREET, north side, between Ashbury and Clayton Streets; Lot 17 in Assessor's Block 1231. Consideration of revocation of a previously granted authorization of Conditional Use under Section 303.(d) of the Planning Code resulting from alleged violations of conditions contained in Motion Number 11899 dated March 22, 1990 in an existing full-service restaurant and bar in the Haight Street Neighborhood Commercial District and a 40-X Height and Bulk District. (Continued from Regular Meeting of June 29, 1995)  
**NOTE:** On August 3, 1995, following testimony, the Commission passed a motion of intent to disapprove the revocation, indicating their desire to impose new conditions on the existing Conditional Use authorization by a vote of +6 -0. Commissioner Martin was absent. Since the action of August 3, 1995, Ms. Boyajian, Deputy City Attorney, has determined that the action of the Commission, on the matter before them, can be revocation of the existing conditional use authorization or let it stand. The Commission can not impose new conditions without the matter being brought before them as an application for modification of a previously approved conditional use authorization that has been duly noticed, advertised and calendared for public hearing.

**SPEAKERS:** None

**ACTION:** The Commission passed a motion to table this matter.

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

12. 93.305C (NIXON)  
111 CHESTNUT STREET, 220 LOMBARD STREET, 240 LOMBARD STREET, parcel bounded by Montgomery, Lombard, Winthrop and Chestnut Streets, Lots 22 through 25 in Assessor's Block 60: Request for approval of modifications to a previous Conditional Use Authorization for a Planned Unit Development by removing senior age restrictions and modification of the parking requirements of the previously approved and constructed project in a C-2 (Community Business) District, an 84-E Height and Bulk District and the Northern Waterfront Special Use District No. 3.  
**NOTE:** On August 3, 1995, following testimony, the Commission passed a motion of intent to approve with conditions by a vote of +6 -0. Commissioner Martin was absent.

**SPEAKERS:** None

**ACTION:** Approved with conditions as modified: through out the document, change the term Park Telegraph to Parc Telegraph; under Preamble, paragraph eight, first sentence, change 111 Chestnut to 220 Lombard; under Findings, #6(b)(i), the last sentence should read: Approximately 10,000 square feet of commercial area will be converted to storage, exercise, social room, and building management areas for the project's occupants.; under Findings, #6(b)(ii), the last two sentences should be deleted; under Findings, #6(b)(iii) should read: The project site will experience only minor disruption as the commercial areas are removed and the storage, exercise, social room and building management



facilities are installed.; delete duplicate wording of Finding #9(g), and the last sentence of Finding #9(f).

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

**MOTION NO.** 13938

**G. REGULAR CALENDAR**

13. 94.221CEKS (PAEZ)

39-43 BOARDMAN PLACE, east side between Bryant and Brannan Streets, Lots 90 and 91 in Assessor's Block 3779--Request for authorization of a Conditional Use to permit the demolition of an existing single-family dwelling and the construction of a replacement structure containing 14 live/work units in an SLI (Service/Light-Industrial) Mixed Use District with a 50-X Height and Bulk Designation.

(Continued from Regular Meeting of August 3, 1995)

**SPEAKERS:** Alice Barkley - rep of project sponsor, Joe O'Donoghue, Tim; (con)

Sue Hestor, Calvin Welch, Jerry Scott, Richard Williams

**ACTION:** Approved with conditions as modified: under Exhibit A, Conditions of Approval, #8 should read: The Project Sponsor has designated live/work Unit No. 8 as an affordable (Below Market Rate (BMR)) first time home buyer condominium ownership unit to be constructed on the site of the principal project. The BMR live/work unit for the purposes of this project shall be treated as a BMR "dwelling" unit.; add following sentence to the end of #15: Additionally the sponsor shall similarly disclose that any property line windows may be required to be closed or removed as a result of future construction on adjacent properties.

**VOTE:** +4 -2

**NOES:** Commissioners Boomer and Levine

**ABSENT:** Commissioner Martin

**MOTION NO.** 13939

14. 93.335CESZ (MILLER)

3425-55 GEARY BOULEVARD, south side between Beaumont Avenue and Stanyan Street and 27 BEAUMONT AVENUE, west side between Geary Boulevard and Anza Street, Lots 41 and 42 in Assessor's Block 1085: Request for authorization of a CONDITIONAL USE for a PLANNED UNIT DEVELOPMENT to permit construction of a MIXED-USE BUILDING with approximately 19,750 gross square feet of ground-floor RETAIL SPACE with 50 off-street parking spaces on the second floor and up to 40 new DWELLING UNITS on the third and fourth floors, requiring review as a development on a lot exceeding 10,000 square feet in area and a non-residential use of property exceeding 6,000 square feet of floor area and requiring (possible) exceptions from City Planning Code standards for dwelling unit density and off-street parking, in an NC-3 (Moderate Scale Neighborhood Commercial) District (Lot 41) and an RH-2 (House, Two-Family) District (Lot 42) and within a 40-X Height and Bulk District.

(Continued from Regular Meeting of August 3, 1995)

**SPEAKERS:** (pro) Dave Thompson - rep of project sponsor, Ralph Butterfield - project architect, Howard Wexler - project attorney; (con) Yung Kang, Edith McMillian, Tina Bartlett



**ACTION:** Approved with conditions as modified: under Exhibit A, Conditions of Approval, #1, second sentence should read: Final plans including street tree plans and rooftop landscaping and/or trellises and parapet walls shall be reviewed and approved by the Staff of the Department prior to the issuance of a building permit.; #3, second sentence should read: The design and installation of appropriate landscaping parapet walls or trellises for said parking facility shall be worked out with the staff of the Department toward the end of screening the effect of said facility on adjoining rear-yard areas, and light wells serving residential units.; #7 should read: The Applicant shall discourage employee and long-term parking in the herein-authorized rooftop parking facility and shall provide incentives to future retail employees to promote transit usage and carpooling. These incentives will include the sale of MUNI Fast-Passes, the provision of bike lockers and match lists for carpooling.; the two conditions following #7 are to be correctly re-numbered #8 and #9.

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

**MOTION NO. 13940**

15. 95.234C (BERKOWITZ)  
736 BRAZIL AVENUE, Lots 47, 48 and 49 in Assessor's Block 6076; southwest corner of Athens Street: Request for conditional use authorization to establish a church in an RH-1 (House, One-Family) and an RH-2 (House, Two-Family) District.  
(Continued from Regular Meeting of July 20, 1995)

**SPEAKERS:** (pro) William Perez - rep of project sponsor, Anna Maria Corrella;  
(con) Stephen Shohet, Geraldine Shohet, Marion Aird

**ACTION:** Following testimony, continued to October 12, 1995

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

16. 94.225CES (MILLER)  
1940 BROADWAY, north side between Laguna and Octavia Streets, a through-lot with frontage on Vallejo Street, Lots 10 and 11 in Assessor's Block 567 - Request for authorization of a CONDITIONAL USE for a PLANNED UNIT DEVELOPMENT to permit the merger of the two subject lots and their re-subdivision into three lots, two with Vallejo Street frontage, and the construction of two new two-family dwellings on said proposed Vallejo Street lots, requiring modifications of the otherwise-applicable City Planning Code standards for dwelling-unit density and rear yards, in an RH-2 (House, Two-Family) District and a 105-D Height and Bulk District.

(Continued from the Regular Meeting of July 20, 1995)

**ACTION:** Without hearing, continued to September 21, 1995

**VOTE:** +4 -0

**ABSENT:** Commissioners Fung, Lowenberg, and Martin

5:00 P.M.

17. 95.117M (Scott)  
Master Plan Amendments Related to Hazardous Waste Public Hearing to consider adoption of proposed amendments to the Environmental Protection Element of the



Master Plan adding policy related to Hazardous Waste Source Reduction, Facilities, and Public Health and Safety Issues.

**SPEAKERS:** Ralph Oroquita

**ACTION:** Approved

**VOTE:** +5 -0

**ABSENT:** Commissioners Martin and Unobskey

**RESOLUTION NO.** 13941

18. 95.117T

(Scott)

Planning Code Text Amendment Related to Hazardous Waste. Public Hearing to consider approval for transmittal to the Board of Supervisors of proposed amendments to Part II, Chapter II of the San Francisco Municipal Code (City Planning Code) by Amending Section 225 to add a hazardous waste facility as a conditional use in the M-2 (Heavy Industrial) district and to incorporate by reference California Health and Safety Code, Division 20, Chapter 6.5, Articles 2 and 13.

**SPEAKERS:** Ralph Oroquita

**ACTION:** Approved

**VOTE:** +5 -0

**ABSENT:** Commissioners Martin and Unobskey

**RESOLUTION NO.** 13942

Adjournment -- 6:05 P.M.

**THE DRAFT MINUTES ARE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON SEPTEMBER 7, 1995.**

**ACTION:** APPROVED

**VOTE:** +4 -0

**ABSENT:** Fung, Levine, Prowler

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

### ACCESSIBLE MEETING POLICY

Hearings will be held at the War Memorial Building while City Hall is closed for repairs, 401 Van Ness Avenue, Room 428, Fourth Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the Intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points along McAllister. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that



other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

#### **TREASURE ISLAND REUSE PLANNING COMMUNITY FORUM AND BUS TOUR**

The Treasure Island Citizen's Reuse Committee and the San Francisco Planning Commission will host a Community Forum at the Treasure Island Elementary School, Avenue E and 13th Street, on Saturday, August 19, from 1 to 5 pm. The Forum will include a briefing on opportunities and constraints for reuse of Treasure Island and Yerba Buena, and small group discussion of planning issues and options for both islands.

A bus tour of Yerba Buena and Treasure Island Bus tour will leave from the corner of Eight and Market Streets at San Francisco Civic Center BART station at 9:30 am, followed by a pick up of additional participants at TI Elementary School at 10 am. The tour will provide participants with an overview of the island; facilities and resources, and discuss existing condition information which will influence reuse planning. Tour participants will be dropped off at the Elementary School at noon. Tour participants may wish to bring bag lunches. Registration before August 11th is needed to assure space on the bus. To reserve a place, call the Treasure Island information Line at 749-2582, and leave your name and phone number. Persons with special access needs should describe those needs so arrangements can be made.

CPC: 081795S

#### **RECENT PLANNING DEPARTMENT PUBLICATIONS**

<b><u>DOCUMENT NAME</u></b>	<b><u>PUBLISH DATE</u></b>	<b><u>AMOUNT</u></b>
Civic Center Strategic Plan	3/1/95	\$ 1.00
Commerce & Industry Inventory Update	4/14/95	2.00
Destination Downtown - Downtown Streetscape Plan	6/1/95	12.00
Hunters Point Shipyard - Land Use Alternatives and Proposed Draft Plan	3/1/95	0.00
Hunters Point Shipyard - Shipyard Futures	3/1/95	0.00
Amendments to the Master Plan	5/1/95	15.00
Residential Design Guidelines		0.00
South Bayshore Area Plan, Proposal for Adoption	4/1/95	5.00
Artist Live Work Space Study - South of Market Rezoning Study	3/1/95	1.00
Transbay Area Plan Background Data Report	2/27/95	10.00
Transportation Element	5/1/95	12.00

To obtain a copy of any of the above listed publications, or for a more complete list of Planning Department Publications, visit the Department's Public Information Center at 1660 Mission Street, First Floor, San Francisco, CA 94103

These and other Planning Department reports are also available for public reference in Public Libraries.



C55

#21

8/24/95

MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
AUGUST 24, 1995  
ROOM 428, WAR MEMORIAL BUILDING  
401 VAN NESS AVENUE  
1:30 P.M.

DOCUMENTS DEPT.  
OCT 02 1995  
SAN FRANCISCO  
PUBLIC LIBRARY

**PRESENT:** Commissioners Boomer, Fung, Levine, Prowler, Unobskey  
**ABSENT:** Commissioners Lowenberg and Martin

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT UNOBSKEY AT 1:42 P.M.**

**STAFF IN ATTENDANCE:** Lucian Blazej - Director of Planning, Robert Passmore - Zoning Administrator, Barbara Sahm, Paul Rosetter, Linda Avery - Commission Secretary

**A. ITEMS TO BE CONTINUED**

1. 95.187C (MILLER)  
45-7 RANDOLPH STREET, southeast corner at Bright Street, Lot 42 in Assessor's Block 7115 -- Request for authorization of a **CONDITIONAL USE** to establish an **ELEMENTARY** and a **SECONDARY SCHOOL (K-12)**, in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District.  
(Continued from the Regular Meeting of July 27, 1995)  
(Proposed for indefinite continuance)

**ACTION:** Continued as proposed

**VOTE:** +4 -0

**ABSENT:** Commissioners Fung, Lowenberg, Martin

**B. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

- (1) Dennis Antenore, re: Vision 2000 Committee - Inner Sunset Commercial Area;  
(2) Phyllis Lyon, re: 653 Duncan Street; (3) Pauline Shulman, re: 653 Duncan Street; (4) Diane McCarney, re: 653 Duncan Street; (5) Del Martin, re: 653 Duncan Street; (6) Pat Christensen, re: Vision 2000 Committee - Inner Sunset Commercial Area



C. COMMISSIONERS' QUESTIONS AND MATTERS

2. Consideration of adoption -- draft minutes of August 10, 1995.

**ACTION:** Approved as drafted

**VOTE:** +5 -0

**ABSENT:** Commissioners Lowenberg and Martin

**PROWLER:** -Landmarks Board Work Program  
-Zoning Information Bulletins  
-Would be helpful to include Neighborhood newsletters in Articles of Interest folder

**LEVINE:** -2ND annual forum on Treasure Island last Saturday

**EVERY:** -Exec Session for Commission Secretary Performance Evaluation 9/21

D. DIRECTOR'S REPORT

3. DIRECTOR'S ANNOUNCEMENTS

- Treasure Island Workshop
- Zoning matrix

4. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

- 2710 Broadway demolition
- CPC decision on Market/15th St. upheld at BPA

E. REGULAR CALENDAR

ITEMS 5 THROUGH 9 WERE NOT HEARD IN SEQUENTIAL ORDER

5. 94.343CV (BERKOWITZ)  
900 BALBOA STREET, north side between 10th and 11th Avenues, Lot 18 in Assessor's Block 1553: Request for Conditional Use Authorization to expand an existing church in an RH-1(D) (House, One-Family, Detached Dwellings) District. The project also includes a variance request to allow off-street parking in a required rear yard.

(Continued from Regular Meeting of August 17, 1995)

**SPEAKERS:** Anna Kiwata, Richard Chia

**ACTION:** Following discussion, the Commission closed public hearing and passed a motion of intent to approve with conditions

**VOTE:** +5 -0

**ABSENT:** Commissioners Lowenberg and Martin

6. 94.516C (ANDRADE)  
4801 BALBOA STREET, Lot 1 in Assessor's Block 1595; southwest corner of Balboa and La Playa Street: Request for conditional use authorization to modify previous conditions in order to allow the construction of 24 dwelling units as part of the final phase of a Planned Unit Development in an RM-1 (Residential, Mixed, Low Density) District and 40-X Height and Bulk District.

**SPEAKERS:** Steve Farrand, Vivian Goodwin

**ACTION:** Approved with conditions as drafted

**VOTE:** +5 -0



**ABSENT: Commissioners Lowenberg and Martin**

**MOTION NO. 13943**

7. 95.292C (ANDRADE)  
1200 9TH AVENUE, Lots 35 and 44 in Assessor's Block 1742; southeast corner of Lincoln Way: Request for Conditional Use Authorization to construct a one story commercial building approximately 6,500 sq. ft. in size and designed for occupancy by one non-residential tenant on a project site over 10,000 sq. ft. within an NC-2 (Small Scale) NCD and 40-X Height and Bulk District.

**SPEAKERS:** Ernie McNapp-property owner, Michael Levy-co-project sponsor, Jenny Wright-project manager, Lauren Qusalba, Margaret Siter, Abel Caplin, Jay Laughlin, Candace Olsen, Doreta Reinhart, Rolf Mueller, Dennis Antenore, Karin Gjording, Lisa Orsaba, Pat Christensen, Edith McMillan

**ACTION:** Following testimony, continued to October 12, 1995

**VOTE:** +5 -0

**ABSENT: Commissioners Lowenberg and Martin**

8. 95.322C (ANDRADE)  
659 COLUMBUS AVENUE, LOT 3 in Assessor's Block 101; west side between Filbert and Powell Streets: Request for Conditional Use Authorization to establish a full service restaurant, per Code Section 722.42, in the North Beach Neighborhood Commercial District.

**SPEAKERS:** None

**ACTION:** Approved with conditions as drafted

**VOTE:** +5 -0

**ABSENT: Commissioners Lowenberg and Martin**

**MOTION NO. 13945**

9. 95.002C (NIXON)  
1200 VAN NESS AVENUE, northeast corner at Post Street, Lot 5 in Assessor's Block 691: Request for Conditional Use Authorization to consider a Planned Unit Development which will include commercial intensification above the ground floor pursuant to Code Section 178(c) and including exceptions to parking standards pursuant to Code Section 304 of the Planning Code. The project site is within an RC-4 (Residential Commercial Combined) District and the Van Ness Avenue Special Use District.

**SPEAKERS:** Nick Brighton, Proect architect

**ACTION:** Approved with conditions ad drafted

**VOTE:** +5 -0

**ABSENT: Commissioners Lowenberg and Martin**

**MOTION NO. 13944**

**5:00 P.M.**

10. 95.052T (ROSETTER)  
Residential Conservation Amendments -- Consideration of an amendment to the Planning Code by amending Sections 102.12, 124, 130, 133, 134, 136, 136.1, 142, 144, 154, 175, 181, 188, 204.1, 206, 261, 303, 306, 306.1, 307, 308.2, 316, 316.2, 316.3, 316.4, 316.5, and 316.7, by renumbering Section 140 to Section 134.2, by



deleting Section 122, 123, 260 and 306.8 and by adding new Sections 122, 123, 133.1, 244, 260, 260.1, 306.8, 306.9, 311, 312, 351 of Article 3.5 and 352 of article 3.5a to change the restrictions and review procedures that apply to buildings, uses and features principally in the RH-1(D), RH-1(S), RH-1 and RH-2 Zoning Districts by modifying requirements that relate to yard area, height limits, parking and non-conforming uses. These modifications include but are not limited to modifications of the way height is measured, of the way rear yards are calculated, of the permitted obstructions into open areas and above height limits, of the minimum dimensions of required parking stalls, of the powers of the Zoning Administrator, of the restrictions regarding non-conforming and non-complying uses, of accessory uses in "R" Districts, and of the notification enforcement and appeals procedure. The amendments also include new provisions for residential special use districts specifying special rear yard and height provisions for RH-1 and RH-2 Districts that could be mapped in certain portions of the city, for side yards applicable to certain situations, for notification and permit application review procedures and fees for such procedures, for adherence to the master plan and adopted design guidelines, and for review of proposed demolitions in residential districts. These proposed revisions may be modified as to wording and to include other issues during the public review period.

A preliminary finding of no significant environmental effect of the project (preliminary negative declaration) was issued on February 12, 1993. This finding was appealed in separate actions on March 2, 3, 4, and 5, 1993. The Planning Commission upheld the finding on May 20, 1993 with Motion Number 13527. "Notes to the file", declaring that certain revisions to the proposal were covered by the original finding were written on November 12, 1993, February 3, 1994 and April 13, 1995.

(Continued from the Regular Meeting of July 27, 1995)

**SPEAKERS:** Karen Crommie, Paul Kantus, Roberta Caravelli, Joe O'Donoghue, Alice Barkley, Tim Hom, Michael Merke, Hiroshi Fukuda, Frank Milan, Anita Theoharis, Margaret Sigel, Douglas Fong, Larry McAulley, Bill Kelleher, Brian McGee, S. McGee, Tracy McGee, Brian Cassidy, Aidan O'Sullivan, Joe Cassidy, Ben Hom, George Tsang, Jake S. Ng, Sherman Tam, Albert Seto, Rose Tsai, Richard Chia, May Lam

**ACTION:** Following testimony, continued to September 21, 1995

**VOTE:** +5 -0

**ABSENT:** Commissioners Lowenberg and Martin

11. 95.245ETZ

(ROSETTER)

Interim Controls for a Special 28-foot Height District -- Initiation of interim controls pursuant to Planning Code Section 306.7 for a period not to exceed 18 months enacting the Special 28-foot Height District pursuant to proposed Planning Code Section 261.1 to certain areas of the city.

These interim controls are proposed in conjunction with more comprehensive revisions to the text of the Planning Code known as the Residential Conservation Amendments. One of the proposed revisions would adopt new Section 261.1 which would contain the regulations for these special height districts. The proposed regulations would state that, within this special height district, dwellings on lots zoned RH-1(D),



RH-1(S) or RH-1 would have a height limit of 28 feet on lots not defined as steep, a front height limit of 24 feet and a rear height limit of 32 feet on lots defined as steeply downsloping, and a front height limit of 28 feet and a rear height limit of 20 feet on lots defined as steeply upsloping.

These heights would be subject to proposed Subsection 261(c) which would allow the following adjustments: 1) Any front height limit could be increased to the height of the lowest adjacent building. Any rear height, when applicable, could be increased to the elevation of the lowest roof on any adjacent lot, which roof is no higher than 10 vertical feet of the elevation of the rear height limit on the subject property provided that this adjusted rear height limit shall not be above the elevation of the front height limit for the subject lot. In no case, however, could this method result in a front or rear height exceeding 35 feet. (2) It would allow the Planning Commission to increase the height for any such building height limit to 35 feet or, where the average ground elevation at the rear of the buildable area is higher by 20 or more feet than at the front line thereof, the Planning Commission could increase the front height to 40 feet. (3) The Zoning Administrator could allow a rear height on a steeply upsloping lot to be increased to the amount necessary up to 24 feet to accommodate a pitched roof proposed in compliance with applicable design guidelines. These proposed revisions may be modified as to wording and to include other issues during the public review period. A preliminary finding of no significant environmental effect of the project (preliminary negative declaration) was issued on February 12, 1993. This finding was appealed in separate actions on March 2, 3, 4, and 5, 1993. The Planning Commission upheld the finding on May 20, 1993 with Motion Number 13527. "Notes to the file", declaring that certain revisions to the proposal were covered by the original finding were written on November 12, 1993, February 3, 1994 and April 13, 1995.

(Continued from Regular Meeting of July 27, 1995)

NOTE: It is proposed to continue item #14 which may be replaced by alternative Code language pursuant to item #13. In that case, zoning map changes for special districts with different rear yard and height requirements would be advertised and calendared for a public hearing on a neighborhood-by-neighborhood basis, subject to petition by those neighborhoods.

**SPEAKERS:** Karen Crommie, Paul Kantus, Roberta Caravelli, Joe O'Donoghue, Alice Barkley, Tim Hom, Michael Merke, Hiroshi Fukuda, Frank Milan, Anita Theoharis, Margaret Sigel, Douglas Fong, Larry McAulley, Bill Kelleher, Brian McGee, S. McGee, Tracy McGee, Brian Cassidy, Aidan O'Sullivan, Joe Cassidy, Ben Hom, George Tsang, Jake S. Ng, Sherman Tam, Albert Seto, Rose Tsai, Richard Chia, May Lam

**ACTION:** Following testimony, continued to September 21, 1995

**VOTE:** +5 -0

**ABSENT:** Commissioners Lowenberg and Martin

Adjournment -- 8:00 p.m.

**THE DRAFT MINUTES ARE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON SEPTEMBER 7, 1995.**

**ACTION:** Approved as drafted

**VOTE:** +4 -0



**ABSENT: Commissioners Fung, Levine, Prowler**

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

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**TREASURE ISLAND REUSE PLANNING COMMUNITY FORUM AND BUS TOUR**

The Treasure Island Citizen's Reuse Committee and the San Francisco Planning Commission will host a Community Forum at the Treasure Island Elementary School, Avenue E and 13th Street, on Saturday, August 19, from 1 to 5 pm. The Forum will include a briefing on opportunities and constraints for reuse of Treasure Island and Yerba Buena, and small group discussion of planning issues and options for both islands.

A bus tour of Yerba Buena and Treasure Island Bus tour will leave from the corner of Eight and Market Streets at San Francisco Civic Center BART station at 9:30 am, followed by a pick up of additional participants at TI Elementary School at 10 am. The tour will provide participants with an overview of the island; facilities and resources, and discuss existing condition information which will influence reuse planning. Tour participants will be dropped off at the Elementary School at noon. Tour participants may wish to bring bag lunches. Registration before August 11th is needed to assure space on the bus. To reserve a place, call the Treasure Island Information Line at 749-2582, and leave your name and phone number. Persons with special access needs should describe those needs so arrangements can be made.

CPC: 082495S



RECENT PLANNING DEPARTMENT PUBLICATIONS

<u>DOCUMENT NAME</u>	<u>PUBLISH DATE</u>	<u>AMOUNT</u>
Civic Center Strategic Plan	3/1/95	\$ 1.00
Commerce & Industry Inventory Update	4/14/95	2.00
Destination Downtown - Downtown Streetscape Plan	6/1/95	12.00
Hunters Point Shipyard - Land Use Alternatives and Proposed Draft Plan	3/1/95	0.00
Hunters Point Shipyard - Shipyard Futures	3/1/95	0.00
Amendments to the Master Plan	5/1/95	15.00
Residential Design Guidelines		0.00
South Bayshore Area Plan, Proposal for Adoption	4/1/95	5.00
Artist Live Work Space Study - South of Market Rezoning Study	3/1/95	1.00
Transbay Area Plan Background Data Report	2/27/95	10.00
Transportation Element	5/1/95	12.00

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CSS  
#21  
9/7/95

MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
SEPTEMBER 7, 1995  
ROOM 428, WAR MEMORIAL BUILDING  
401 VAN NESS AVENUE  
1:30 P.M.

DOCUMENTS DEPT.  
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**PRESENT:** Commissioners Boomer, Lowenberg, Martin and Unobskey  
**ABSENT:** Commissioners Fung, Prowler and Levine

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT UNOBSKEY AT 1:32 P.M.**

**STAFF IN ATTENDANCE:** Lucian Blazej - Director of Planning, Robert Passmore - Zoning Administrator, Alec Bash, Irene Nishimura, Paul Maltzer, Gene Coleman - Acting Commission Secretary

**A. ITEMS TO BE CONTINUED**

1. 95.123E (SHOTLAND)  
3701 21st STREET, at the southwest corner of Sanchez and 21st Streets; Assessor's Block 3621, Lots 1-4. Appeal of the Preliminary Negative Declaration published for the proposed demolition of one single-family house, and construction of four single-family houses at 3701 21st Street. The four proposed single-family houses would be three-story over garage, wood-frame construction; three would have frontages on 21st Street; one would have frontage on Sanchez Street.  
(Continued from Regular Meeting of August 10, 1995)  
(Proposed for Continuance to September 14, 1995)

**ACTION:** Continued as proposed

**VOTE:** +4-0

**ABSENT:** Commissioners Fung, Prowler and Levine

2. 95.123D (PASSMORE)  
3701 - 21st STREET, Building Permit Application No. 9502423 and 9504441/2/3/4/5, Lot 1-4 in Assessor's Block No. 3621, proposed demolition of a single family dwelling and a garage structure; and construction of four three-story single-family dwellings on the four lots at above address.  
(Proposed for Continuance to September 14, 1995)

**ACTION:** Continued as proposed

**VOTE:** +4-0

**ABSENT:** Commissioners Fung, Prowler and Levine

3. 95.294E (GITELMAN)  
3922-32 24th STREET, Mixed Used Development (Assessor's Blocks and Lots: Block 3654, Lots 8 & 9). Appeal of a Preliminary Negative Declaration. The proposed project would construct 4,990 square feet of ground floor commercial space with 19 dwelling units above, and 20 basement-level off-street parking spaces



on a 11,485 sq. ft. site at 3922-32 24th Street, between Noe and Sanchez Streets, next to the Bell Markets parking lot.

(Proposed for Continuance to October 12, 1995)

**ACTION:** Continued as proposed

**VOTE:** +4-0

**ABSENT:** Commissioners Fung, Prowler and Levine

4. 95.314D (PASSMORE)

60 LOWER TERRACE, Lot 27 in Assessor's Block No. 2626 - Request for Discretionary Review of Building Permit Application No. 9506089 proposing construction of a single family residence in an RH-1 District.

(Proposed for Continuance to October 12, 1995)

**ACTION:** Continued as proposed

**VOTE:** +4-0

**ABSENT:** Commissioners Fung, Prowler and Levine

5. 95.302C (COLEMAN)

2970 25TH AVENUE, east side between Sloat Boulevard and Ocean Avenue, Lot 8B in Assessor's Block 7208. Request for Conditional Use Authorization to expand an existing six person residential care facility to an eleven person residential care facility located in an RH-1(D) District pursuant to Section 209.3c of the Planning Code.

(Proposed for Continuance to November 16, 1995)

**ACTION:** Withdrawn per letter dated September 5, 1995

**VOTE:** +4-0

**ABSENT:** Commissioners Fung, Prowler and Levine

## **B. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

- (1) Patricia Voughhey; re: Opposed to granting of license to 2498 Lombard Street  
re: Lack of notice to organization in CU process  
re: Opposed to transfer of liquor licenses
- (2) Mike Page Mica; re: opposed to 2498 Lombard Street
- (3) Don Berton; re: Commission calendar message too Long

## **C. COMMISSIONERS' QUESTIONS AND MATTERS**

6. Consideration of adoption -- draft minutes of August 17 and August 24, 1995.

**ACTION:** Approved as drafted

**VOTE:** +4-0

**ABSENT:** Commissioners Fung, Prowler and Levine



D. DIRECTOR'S REPORT

(PASSMORE)

7. 653 DUNCAN, Review of single-family dwelling under construction pursuant to Building Permit Application NO. 9416085(S).

**SPEAKERS: (Pro):** Alice Barkeley; **(Con):** Phyllis Lyon; Ella Martin; Mike Miller; Diane McCarney; Collin Edwards

**No Action**

8. DIRECTOR'S ANNOUNCEMENTS

**Recreation & Park Bus Tour September 30, 1995 - Informational Presentation on Mid Market Survey by Redevelopment Agency, YBC Gallery Walk, Panel on Housing at SPUR, South Bayshore Plan at Board of Supervisors Land Use Committee, Joint Hearing on Bayview Hill**

9. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

- E. TIER III CASES, Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to this case has been filed with the Department of City Planning.

10. 1632 - 18th AVENUE, informational presentation of Building Permit Application No. 9508924 proposing to construct a one-story addition, at rear of the existing one-family dwelling.

**ACTION: No opposition. No DR. Approved as proposed**

**VOTE: +4-0**

**ABSENT: Commissioners Fung, Prowler and Levine**

11. 2043 - 32ND AVENUE, informational presentation of Building Permit Application No. 9511363 proposing a 29 foot 4 inch, two-story horizontal addition to the existing single-family dwelling.

**ACTION: No opposition. No DR. Approved as proposed**

**VOTE: +4-0**

**ABSENT: Commissioners Fung, Prowler and Levine**

12. 250 TEDDY AVENUE, informational presentation of Building Permit Application No. 9509510 proposing construction of new deck in rear yard.

**ACTION: No opposition. No DR. Approved as proposed**

**VOTE: +4-0**

**ABSENT: Commissioners Fung, Prowler and Levine**

13. 715 CORBETT AVENUE, informational presentation of Building Permit Application No. 9509118 proposing construction of a three-story over garage, three-unit dwelling.

**ACTION: No opposition. No DR. Approved as proposed**

**VOTE: +4-0**

**ABSENT: Commissioners Fung, Prowler and Levine**



14. 175 MIRALOMA DRIVE, informational presentation of Building Permit Application No. 9508511 proposing a two-story horizontal addition to the rear of the existing two-story single-family house. Existing building is on a lot, sloping upward toward the rear of the lot.

**ACTION:** No opposition. No DR. Approved as proposed

**VOTE:** +4-0

**ABSENT:** Commissioners Fung, Prowler and Levine

**F. UNCONTESTED CASE CALENDAR**

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. The Department, has determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendations is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular schedule hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

15. 95.405Q (ANDRADE)  
2550 GOUGH STREET, east side between Green and Vallejo Streets; Lot 17 in Assessor's Block 552 -- Application for condominium subdivision conversion of six existing dwelling units in an RM-2 (Residential, Mixed, Moderate Density) District and a 40-X Height and Bulk District.

**SPEAKERS:** None

**ACTION:** Approved as drafted

**VOTE:** +4-0

**ABSENT:** Commissioners Fung, Prowler and Levine

**MOTION:** 13946

**G. REGULAR CALENDAR**

16. (PASSMORE)  
1897 - 1899 OAKDALE AVENUE, southeast corner of Quint Street, Lots 14 and 15 in Assessor's Block 5320 - Resolution Initiating Proposed Affordable Housing Special Use district, if initiated a Planning Commission hearing to consider approval of said district would be scheduled in October 1995.

**SPEAKERS:** None

**ACTION:** Resolution passed as presented

**VOTE:** +4-0

**ABSENT:** Commissioners Fung, Prowler and Levine

**RESOLUTION NO.** 13947

17. (EDELIN/BASH)  
INITIATION OF FEE ORDINANCE REVISIONS & EXTENSIONS, Consideration of Initiation of Amendments to Article 3.5 and Article 3.5A of the San Francisco Municipal Code (City Planning Code) by deleting Article 3.5 and replacing it with current Article 3.5A and amending Sections 350 et. seq. to eliminate the December 31, 1995 Sunset Clause, incorporate existing fee surcharges, impose new fees and



adjust fee currently charged for Planning Department actions, activities and services.

**SPEAKERS: (Con): Edith McMillan**

**ACTION: Approved. An intent to initiate. Public hearing on September 28, 1995**

**VOTE: +4-0**

**ABSENT: Commissioners Fung, Prowler and Levine**

**RESOLUTION NO. 13948**

(BASH/SAHM)

18. INITIATION OF REVISIONS TO FEE AND ENERGY SECTIONS OF ENVIRONMENTAL REVIEW ORDINANCE, Consideration of Amendments to San Francisco Administrative Code Chapter 31 (Environmental Quality) by deleting Subsection 31.26(e) to eliminate certain energy calculations; and by deleting Section 31.46 and replacing it with current Section 31.46A, and amending Subsections 31.46(a) et. seq. to eliminate the December 31, 1995 Sunset Clause, incorporate existing fee surcharges, and adjust fees currently charged for environmental review actions, activities and procedures.

**SPEAKERS: (Con): Edith McMillan**

**ACTION: Approved. An intent to initiate. Public hearing on September 28, 1995**

**VOTE: +4-0**

**ABSENT: Commissioners Fung, Prowler and Levine**

**MOTION NO. 13949**

19. 95.124E (NISHIMURA)  
ONE CLARENCE PLACE, northwest end of Clarence Place, between 2nd & 3rd Streets and Brannan and Townsend Streets; Lot 19 in Assessor's Block 3788; within a South of Market Service/Light Industrial (SOM SLI) District, 50-X Height and Bulk District, and the South End Historic District. **An appeal of a Preliminary Negative Declaration** published on July 7, 1995, for proposed new construction of eighteen live/work units within a 40-foot high building having two stories, each story with a mezzanine level, over ground-story garage on an existing parking lot with 21,810.5 square feet of lot area. Planning Code-required parking for an existing, adjacent retail/office building would be retained, and would be provided for the live/work units.

(Continued from Regular Meeting of August 10, 1995)

**SPEAKERS: (Con): Dorothy Gardner; Mark Senca; (Pro): Ron Kaufman, project sponsor; Derick Smeers**

**ACTION: Rejected appeal**

**VOTE: +4-0**

**ABSENT: Commissioners Fung, Prowler and Levine**

**MOTION: 13950**

20. 95.183CE (MILLER)  
120 LATHROP AVENUE, south side between Tunnel and Wheeler Avenues, Lot 1 in Assessor's Block 5090 -- Request for authorization of a **CONDITIONAL USE** to permit remodelling and expansion of a **RELIGIOUS FACILITY** (The Korean First Presbyterian Church) including construction of a new sanctuary building, in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of August 17, 1995)

**SPEAKERS: (Con): Don Bertone; Ralph Oroquita; (Pro): Chester Kim; T.C. Chan**

**ACTION: Public hearing closed. Action approved with added conditions**



**VOTE:** +4-0

**ABSENT:** Commissioners Fung, Prowler and Levine

**MOTION:** 13951

21. 95.135C (BERKOWITZ)  
755-765 ASHBURY STREET, Lots 11 and 7 in Assessor's Block 1254, west side between Frederick and Waller Streets: Request for Conditional Use Authorization to establish an elementary and secondary school as defined in Section 209.3(g)(h) of the Planning Code on property which is within both RH-2 and RH-3 districts.

**SPEAKERS:** None

**ACTION:** Action approved with condition added for neighborhood liaison

**VOTE:** +4-0

**ABSENT:** Commissioners Fung, Prowler and Levine

**MOTION:** 13952

22. 95.248C (BERKOWITZ)  
275 LAGUNA HONDA BOULEVARD, Lot 7 in Assessor's Block 2842; east side generally between Clarendon and Woodside Avenues: Request for Conditional Use Authorization to allow installation of transmitting and receiving antennae for a communication utility on Laguna Honda Hospital buildings in a P (Public Use) District.

**SPEAKERS:** None

**ACTION:** Approved as drafted

**VOTE:** +4-0

**ABSENT:** Commissioners Fung, Prowler and Levine

**MOTION:** 13953

23. 95.321C (ANDRADE)  
2498 LOMBARD STREET; northeast corner of Lombard and Divisadero Streets, Lot 16 in Assessor's Block 936: Request for Conditional Use Authorization to alter and intensify an existing automotive service station by adding a retail convenience store with gasoline sales, and eliminating minor repair services in the NC-3 (Moderate-Scale Neighborhood Commercial) District.

**SPEAKERS:** (Con): P. Voughey; M. Page

**ACTION:** Continued to September 14, 1995 - Motion of intent to approve

**VOTE:** +4-0

**ABSENT:** Commissioners Fung, Prowler and Levine

24. 95.398C (ANDRADE)  
STONESTOWN SHOPPING CENTER, Lots 21 and 22 in Assessor's Block 7295, property bounded by Holloway Avenue, Lake Merced Boulevard, Eucalyptus Drive and 19th Avenue. Request for Conditional Use Authorization to amend a previously approved Planned Unit Development by modifying an existing condition of approval relating to time limits for implementing all phases of the authorized project as set forth in Exhibit A of Motion No. 10774 (CU-83-98). The property is zoned C-2 Community Business District and NC-2 (Small Scale) Neighborhood Commercial District. The proposal is to extend the original authorization to permit full build-out of the project as approved.

**SPEAKERS:** None

**ACTION:** Approved as drafted

**VOTE:** +4-0



**ABSENT:** Commissioners Fung, Prowler and Levine

**MOTION:** 13954

**SPECIAL DISCRETIONARY REVIEW HEARING**

**NOTICE** AT APPROXIMATELY 5:00 P.M. THE CITY PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

25. 95.328D (PASSMORE)  
625 WISCONSIN STREET, Lot 36F in Assessor's Block No. 4098 - Request for Discretionary Review of Building Permit Application No. 9506624 proposing a vertical addition at the rear of existing one story over garage dwelling.

**SPEAKERS:** (Con): Greg Mohr; C. Sabella; Geo. Lamuty; Charles Almway; Frank Lolley; John Sweeny; Michael Leminne; (Pro): Ken Gobalet, project sponsor

**ACTION:** Continued to September 28, 1995 - public hearing closed

**VOTE:** +4-0

**ABSENT:** Commissioners Fung, Prowler and Levine

26. 95.225D/DD/DDD (PASSMORE)  
222 EL CAMINO DEL MAR, Lot 6 in Assessor's Block No. 1304 - Requests for Discretionary Review of Building Permit Application No. 9501892 proposing construction of a three story over basement single-family dwelling after the demolition of an existing two story over basement single-family dwelling.

**SPEAKERS:** (Pro): Rose Ti, project sponsor; Gabriel Eng, project sponsor

**ACTION:** Continued to October 12, 1995

**VOTE:** +4-0

**ABSENT:** Commissioners Fung, Prowler and Levine

Adjournment -- 6:02 P.M.

**THE DRAFT MINUTES ARE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON SEPTEMBER 21, 1995.**

**ACTION:** Approved as drafted

**VOTE:** +7 -0

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

**ACCESSIBLE MEETING POLICY**

Hearings will be held at the War Memorial Building while City Hall is closed for repairs, 401 Van Ness Avenue, Room 428, Fourth Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been



designated at points along McAllister. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

N:\CPC 090795S

**CITY PLANNING COMMISSION  
NOTICE OF HEARING ON DRAFT  
ENVIRONMENTAL IMPACT STATEMENT/REPORT FOR THE FOLLOWING**

**92.202E & 94.060E: Alternatives to Replacement of the Embarcadero Freeway and the Terminal Separator Structure.** The proposed project would construct a surface roadway along the Embarcadero between Folsom Street and Broadway. Some alternatives currently being considered would also construct ramp connections to and from the Bay Bridge and the I-80/SR 101 Freeway, or modify existing ramp connections. The roadway and ramp system, along with a package of operational and surface street changes would replace the elevated Embarcadero Freeway and the ramps known as the Terminal Separator Structure, both of which were demolished after the 1989 Loma Prieta Earthquake. (Gitelman)

Notice is hereby given to the general public as follows:

- 1) A Draft Environmental Impact Statement/Report (DEIS/EIR) has been prepared regarding this project by the Planning Department, in cooperation with the California Department of Transportation and the Federal Highway Administration. A copy of the DEIS/EIR and documents referenced in the DEIS/EIR are available for public review and comment at the Planning Department offices at 1660 Mission Street.
- 2) The Draft Environmental Impact Statement/Report identifies future cumulative and project-specific traffic congestion as a significant environmental impact. The project may also impact significant archaeological resources.
- 3) Two public hearings for the purpose of soliciting comments on the information presented in the Draft Environmental Impact Statement/Report will be held by the City Planning Commission or its designee as follows:
  - i. at the ANA Hotel, 50 Third Street, Third Floor Franciscan Ballroom, beginning at 6:00 p.m. Wednesday, September 27, 1995; and
  - ii. at the regular meeting of the City Planning Commission on Thursday, September 28, 1995 in Room 428 of the War Memorial Building, 401 Van Ness Ave., beginning at 1:30 p.m. or later. (Call 558-6422, the week of the hearing for a recorded message giving a more specific time -- other matters will also be heard.)
- 4) Written comments will be accepted from August 25, 1995, to 5 p.m. on October 16, 1995. Comments received at either public hearing or in writing will be treated equally.



RECENT PLANNING DEPARTMENT PUBLICATIONS

<u>DOCUMENT NAME</u>	<u>PUBLISH DATE</u>	<u>AMOUNT</u>
Civic Center Strategic Plan	3/1/95	\$ 1.00
Commerce & Industry Inventory Update	4/14/95	2.00
Destination Downtown - Downtown Streetscape Plan	6/1/95	12.00
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Hunters Point Shipyard - Shipyard Futures	3/1/95	0.00
Amendments to the Master Plan	5/1/95	15.00
Residential Design Guidelines		0.00
South Bayshore Area Plan, Proposal for Adoption	4/1/95	5.00
Transbay Area Plan Background Data Report	2/27/95	10.00
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9/14/95

MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
SEPTEMBER 14, 1995  
ROOM 428, WAR MEMORIAL BUILDING  
401 VAN NESS AVENUE  
1:30 P.M.

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**PRESENT:** Commissioners Boomer, Fung Prowler, Unobskey  
**ABSENT:** Commissioners Levine, Lowenberg and Martin

The meeting was called to order by President Unobskey at 1:35 P.M.

**STAFF IN ATTENDANCE:** Lucian Blazej, Director of Planning, Robert Passmore, Zoning Administrator, Alec Bash, Paul Maltzer, Steve Shotland, Peter Albert and Gene Coleman, Acting Commission Secretary

**A. ITEMS TO BE CONTINUED**

1. 95.233L (MARSH)  
UNION SQUARE HISTORIC DISTRICT: Block bounded by Post Street to the north, Geary Street to the south, Powell Street to the west and Stockton Street to the east. Being all of Lot 1 in Assessor's Block 308. Acting on the advise of the Landmarks Preservation Advisory Board to initiate a Landmark pursuant to Section 1004 of the Planning Code. The subject property is zoned P (Public)/OS/Open Space District and is designated Open Space as delineated within the Recreation and Open Space Element of the Master Plan.  
(Continued from Regular Meeting of August 3, 1995)  
(Proposed for Continuance to September 21, 1995)

**ACTION:** Continued as proposed

**VOTE:** +4-0

**ABSENT:** Commissioners Levine, Lowenberg and Martin

**B. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

**SPEAKERS:** Patricia Voughy; **RE:** Status of Progress Foundation Case  
(concern re: antennae applications in the Marina District).



C. COMMISSIONER'S QUESTIONS AND MATTERS

2. Consideration of adoption -- draft minutes of September 7, 1995.

**ACTION: None**

**Prowler: What is the status of Departments Strategic Plan?  
When will DR Policy take effect? - No date set yet.**

D. DIRECTOR'S REPORT3. DIRECTOR'S ANNOUNCEMENTS

**-The Public Transportation Commission voted to include the Master Plan Transportation Policies in their SRTP.**

4. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

**None**

E. TIER III CASES, Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to this case has been filed with the Department of City Planning.

5. 252 - 16TH AVENUE, informational presentation of Building Permit Application No. 9508904 proposing a one-story room addition, and roof deck on the 2nd floor, to the existing 3-story single-family dwelling.

**ACTION: No opposition. No DR. Approved as proposed**

**VOTE: +4 -0**

**ABSENT: Commissioners Levine, Lowenberg and Martin**

6. 4335 ARMY STREET, informational presentation of Building Permit Application No. 9509528 proposing a 16' 0" garage door, a 12' curb cut, a vertical addition to the N.W. corner of the master bedroom to make it the same height as the master bedroom. Addition of a roof deck. Enclose the rear stairs.

**ACTION: No opposition. No DR. Approved as proposed**

**VOTE: +4 -0**

**ABSENT: Commissioners Levine, Lowenberg and Martin**

7. 531 BOWDOIN STREET, Lot 23 in Assessor's Block 5931 - Informational presentation of Building Permit Application No. 9510939. The proposal is a one-story rear deck and stairs.

**ACTION: No opposition. No DR. Approved as proposed**

**VOTE: +4 -0**

**ABSENT: Commissioners Levine, Lowenberg and Martin**

G. REGULAR CALENDAR

8. 95.321C

(ANDRADE)

2498 LOMBARD STREET, northeast corner of Lombard and Divisadero Streets, Lot 16 in Assessor's Block 936: Request for Conditional Use Authorization to alter and intensify an existing automotive service station by adding a retail convenience store



with gasoline sales, and eliminating minor repair services in the NC-3 (Moderate-Scale Neighborhood Commercial) District.

**SPEAKERS:** Patricia Voughey and Jim Shively

**ACTION:** Approved with conditions as modified: added language as a condition addressing requirements for toxic clean up of the site.

**VOTE:** +4 -0

**ABSENT:** Commissioners Levine, Lowenberg and Martin

**MOTION:** 13955

(ALBERT)

9. CENTRAL FREEWAY AREAWIDE PLANNING STUDY, Informational presentation on the status and progress of the Central Freeway Areawide Planning Study. Presentation given by representatives of the Department of Parking and Traffic and Central Freeway Citizen's Task Force. The product of this study is the identification of a preferred alternative that will be presented, with other alternatives, to the Board of Supervisors for consideration at the end of September, 1995.

**SPEAKERS:** Richard Johnson, Virginia Conway, Edith McMillan, Bernie Choden, Dick Tillis, Wayne Corn & Jerry Robbins

**ACTION:** Informational only. No action required.

**VOTE:** +4 -0

**ABSENT:** Commissioners Levine, Lowenberg and Martin

(PASSMORE)

10. REVOCATION OF MERGER OF UNITS POLICY, The Planning Commission currently has a policy to review under their discretionary review powers, all building permit application that involve the merger of dwelling units except for the merger of two units into an owner occupant's unit. Revocation of said discretionary review policy will be considered.

**SPEAKERS:** Bret Gladstone

**ACTION:** Following comments, continued to 10/12/95

**VOTE:** +4 -0

**ABSENT:** Commissioners Levine, Lowenberg and Martin

11. (SR. MANAGERS)

DEPARTMENT'S YEAR END PERFORMANCE REPORT, Consideration of Performance Targets Report for Fiscal Years 1992-93, 1993-94, 1994-95. Informational Presentation.

**SPEAKERS:** Edith McMillian

**ACTION:** Informational only. No action required

12. 94.343CV (BERKOWITZ)  
900 BALBOA STREET, north side between 10th and 11th Avenues, Lot 18 in Assessor's Block 1553: Request for Conditional Use Authorization to expand an existing church in an RH-1(D) (House, One-Family, Detached Dwellings) District. The project also includes a variance request to allow off-street parking in a required rear yard.

(Continued from Regular Meeting of August 24, 1995)

**ACTION:** Approved with conditions as modified: Exhibit A, Conditions of Approval, #2 should read: That if the companion variance, 94.343V is approved, the project sponsors shall submit a parking plan for review prior to building permit approval by the Department of City Planning.



The parking plan shall include the provision of at least 43 off-street parking and list their locations. Notice and a map shall be placed inside the church as to where these parking spaces and other possible sites for off-street parking can be found. To help expedite parking, traffic and monitor any problems, a person shall be stationed outside the church before, during and after church services.; add a new #3 as follows: The church shall monitor noise generated by church uses to insure that noise generated is not disruptive to the surrounding neighborhood.; add a new #4 as follows: Plans shall also include a landscaping plan which shall adequately screen both the rear yard parking area and the disabled access lift of the front of the building.; add a new #5 as follows: A community liaison should be appointed to respond to any concerns raised by the neighborhood.; re-number previous items 3, 4, and 5 to 6, 7, and 8; add #9 to read as follows: The area at the back of the parking lot must be cleaned up within six months (or earlier) with staff to report back on progress within four months.

VOTE: +4 -0

ABSENT: Commissioners Levine, Lowenberg and Martin

MOTION: 13956

AT APPROXIMATELY 3:10 P.M., THE CITY PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

13. 94.097S (MILLER)  
258 CASELLI AVENUE, northwest corner at 19th Street, Lot 11 in Assessor's Block 2689 in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District-- An application to SUBDIVIDE ONE LOT INTO TWO--Public request for review for consistency with policies of the Master Plan.

**SPEAKERS:** (Pro): Bret Gladstone, Edwina Smith; (Con): Scott Weiss, Don Dodge, Maureen Hurley, Steve Galan and Alan Anderson

**ACTION:** Following testimony, continued to 10/26/95

VOTE: +4 -0

ABSENT: Commissioners Levine, Lowenberg and Martin

14. 94.547D (PASSMORE)  
37-43 HANCOCK STREET, Building Permit Application Nos: 9415141, 9503499 and 9503500, informational presentation of final building elevations for three proposed dwellings authorized by the Planning Commission under their discretionary powers on July 27, 1995.

**SPEAKERS:** Drake Gardner

**ACTION:** Informational only. No action required.

15. 95.093D (WONG/PASSMORE)  
121-23 - 4TH AVENUE, Lot 3 in Assessor's Block 1364 - Request for Discretionary Review of Building Permit Application Nos. 9420847 and 9420848 for the demolition of an existing two-story architecturally significant two-family dwelling and new construction of a two-story-over-garage two-family dwelling.

**SPEAKERS:** (Con): Nelson Lam, David Bahlman, Alice Samler and Brad Currey;  
(Pro): Representative of project sponsor

**ACTION:** Under their discretionary review powers, the Commission disapproved the demolition request until such time as there is a building permit



application that can be approved. They continued the building permit request until 11/9/95

**VOTE:** +4 -0

**ABSENT:** Commissioners Levine, Lowenberg and Martin

16. 95.364D (WONG/PASSMORE)  
2218 - 38TH AVENUE, Lot 27 in Assessor's Block 2312 - Request for Discretionary Review of Building Permit Application No. 9508883 proposing the addition of a vertical story and rear yard deck.

**SPEAKERS:** Mack Pong - DR requestor, Salvatore Caruso - project owner

**ACTION:** Under their discretionary review powers, the Commission approved this request as proposed

**VOTE:** +4 -0

**ABSENT:** Commissioners Levine, Lowenberg and Martin

17. 93.351D (HART/PASSMORE)  
140 PALO ALTO, Lot 21 in Assessor's Block 2721 - Request for Discretionary Review of Building Permit Application No. 9306140 proposing construction of a three-story single-family dwelling.

**SPEAKERS:** (Con): Larry Bennett - DR requestor, Gaylord Hall, Paul Brady, Patricia Reynolds, Robert Nachtijall, Richard Hanner, (pro): Mr. Hallam - project owner, Steven Swig & Mariam Bernstein

**ACTION:** Following testimony, continued to 10/19/95

**VOTE:** +4 -0

**ABSENT:** Commissioners Levine, Lowenberg and Martin

18. 95.123E (SHOTLAND)  
3701 21st STREET, at the southwest corner of Sanchez and 21st Streets; Assessor's Block 3621, Lots 1-4. Appeal of the Preliminary Negative Declaration published for the proposed demolition of one single-family house, and construction of four single-family houses at 3701 21st Street. The four proposed single-family houses would be three-story over garage, wood-frame construction; three would have frontages on 21st Street; one would have frontage on Sanchez Street.  
(Continued from Regular Meeting of September 7, 1995)

**SPEAKERS:** (con): Ted Kipping, Roberta Achentenber, Terry Marasco, Bob Meyers, Sue Schectman, Alice Russell-Shapiro, Don Wilson, Heidi Saraft, Alec Shapiro, Bob Florie, Sarah Roane, Irwin Trasic, Sylvia Sanders, Henry Carmeliti, Hans Calley, Wilson Franklin, Jane Cleland, Joe Canlin, Wade Laughter, Virginia Brand; (pro): John Barbey, Tom Given, Bernard Costman, Joe O'Donoghue

**ACTION:** Neg Dec was upheld, denying the appeal

**VOTE:** +4 -0

**ABSENT:** Commissioners Levine, Lowenberg and Martin

**MOTION NO. 13957**

19. 95.123D (PASSMORE)  
3701 - 21st STREET, Building Permit Application No. 9502423 and 9504441/2/3/4/5, Lot 1-4 in Assessor's Block No. 3621, proposed demolition of a



single family dwelling and construction of four three-story single-family dwellings on the four lots at above address.

(Continued from Regular Meeting of September 7, 1995)

**SPEAKERS:** (con): Amy Powell - DR requestor, Kenneth Weisinger, Monica Henskey, Terry Marasco, Sandra Francisco, Ana Danyette, Alec Shapiro, Peter Guess, Don Wilson, Francine Lewis, Monica Sares, Claude Hood, Wade Laughter, Sylvia Sanders, Anthony Matrasi; (pro): Jim Reuben - rep of project sponsor, Bruce Bauman - rep of project sponsor, Joe O'Donoghue, Daniel Saks, Brian McGee - Project sponsor

**ACTION:** Following testimony, continued to October 19, 1995

**VOTE:** +4 -0

**ABSENT:** Commissioners Levine, Lowenberg and Martin

Adjournment -- 9:53 p.m.

**THE DRAFT MINUTES ARE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON OCTOBER 12, 1995.**

**ACTION:** Approved as drafted

**VOTE:** +5 -0

**ABSENT:** Commissioners Lee and Martin

**NOTE ON APPEALS:** Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

**NOTE:** For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

#### **ACCESSIBLE MEETING POLICY**

Hearings will be held at the War Memorial Building while City Hall is closed for repairs, 401 Van Ness Avenue, Room 428, Fourth Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points along McAllister. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

091495S



**NOTICE OF HEARINGS BY COMMISSION AND DELEGATED HEARING OFFICER ON  
DRAFT ENVIRONMENTAL IMPACT STATEMENT/REPORT  
FOR THE FOLLOWING**

92.202E & 94.060E

(GITELMAN)

ALTERNATIVES TO REPLACEMENT OF THE EMBARCADERO FREEWAY AND THE TERMINAL SEPARATOR STRUCTURE -- Public Hearing to take comments on the Draft Environmental Impact Statement/Report for the Alternatives to Replacement of the Embarcadero Freeway and the Terminal Separator Structure. The proposed project would construct a surface roadway along the Embarcadero between Folsom Street and Broadway in San Francisco. Some alternatives currently being considered would also construct ramp connections to and from the Bay Bridge and the I-80/SR 101 Freeway, or modify existing ramp connections. The roadway and ramp system, along with a package of operational and surface street changes would replace the elevated Embarcadero Freeway and the ramps known as the Terminal Separator Structure, both of which were demolished after the 1989 Loma Prieta Earthquake.

**A public hearing on the Draft Environmental Impact Statement/Report will be held by the Environmental Review Officer at 6:00 PM on September 27, 1995 at the ANA Hotel, 50 Third Street, San Francisco.** At the same hearing, staff of the Chief Administrative Officer's Waterfront Transportation Projects Office will describe project alternatives and take testimony regarding the project itself. A second public hearing considering the Draft Environmental Impact Statement/Report will be held on September 28, 1995 by the City Planning Commission at 401 Van Ness Avenue, Room 428, beginning at 1:30 PM or later. (Call 558-6422 the week of the hearing for a recorded message giving a more specific time.) On the same day, the City Planning Commission will also hold a hearing regarding the project, and may make a recommendation to the Board of Supervisors regarding selection of a preferred alternative.

**ACCESSIBLE MEETING POLICY FOR THE 9/27/95 HEARING**

The first hearing on this Draft Environmental Impact Statement/Report will be held on September 27, 1995 in the Third Floor Franciscan Ballroom of the ANA Hotel, at 50 Third Street, between Market and Mission Streets in San Francisco. The room is accessible for persons in wheelchairs. Accessible public transit service serving the area include BART, Muni Metro Lines J, K, L, M, and N, and Muni bus lines 5, 6, 7, 8, 9, 14, 15, 21, 30, 38, 45, and 71. Accessible parking is available in nearby parking lots and through the hotel valet service. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Jeannie Taulealo at the CAO's Waterfront Projects Office 554-5780 at least 72 hours prior to the meeting. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should contact our accessibility hotline at 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products.

A subsequent hearing on the same issue will be held on September 28, 1995 before the City Planning Commission at 401 Van Ness Avenue, Room 428. For accessibility information, see the accessible meeting policy statement in the Planning Commission calendar.



<u>DOCUMENT NAME</u>	<u>PUBLISH DATE</u>	<u>AMOUNT</u>
Civic Center Strategic Plan	3/1/95	\$ 1.00
Commerce & Industry Inventory Update	4/14/95	2.00
Destination Downtown - Downtown Streetscape Plan	6/1/95	12.00
Hunters Point Shipyard - Land Use Alternatives and Proposed Draft Plan	3/1/95	0.00
Hunters Point Shipyard - Shipyard Futures	3/1/95	0.00
Amendments to the Master Plan	5/1/95	15.00
Residential Design Guidelines		0.00
South Bayshore Area Plan, Proposal for Adoption	4/1/95	5.00
Artist Live Work Space Study - South of Market Rezoning Study	3/1/95	1.00
Transbay Area Plan Background Data Report	2/27/95	10.00
Transportation Element	5/1/95	12.00

To obtain a copy of any of the above listed publications, or for a more complete list of Planning Department Publications, visit the Department's Reception Counter at 1660 Mission Street, Fifth Floor, San Francisco, CA 94103

These and other Planning Department reports are also available for public reference in Public Libraries.



255  
#21  
9/21/95

MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING

THURSDAY  
SEPTEMBER 21, 1995  
ROOM 428, WAR MEMORIAL BUILDING  
401 VAN NESS AVENUE  
12:00 P.M.

DOCUMENTS DEPT.  
OCT 19 1995  
SAN FRANCISCO  
PUBLIC LIBRARY

The Executive Session was convened by Vice President Fung at 12:25 P.M.

**EXECUTIVE SESSION:** Performance Evaluation -- Commission Secretary

**ACTION:** No disclosure

**VOTE:** +6 -0

**ABSENT:** Prowler

Adjournment -- 1:02 P.M.

**PRESENT:** Commissioners Boomer, Fung, Levine, Lowenberg, Martin, Prowler, and Unobskey

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT UNOBSKEY AT 1:30 P.M.**

**STAFF IN ATTENDANCE:** Lucian Blazej - Director of Planning, Robert Passmore - Zoning Administrator, Roger Herrera, Vincent Marsh, Paul Rosetter, Linda Avery - Commission Secretary

**A. ITEMS TO BE CONTINUED**

(EDELIN/BASH)

1. **INITIATION OF FEE ORDINANCE REVISIONS & EXTENSIONS**, Consideration of Initiation of Amendments to Article 3.5 and Article 3.5A of the San Francisco Municipal Code (City Planning Code) by deleting Article 3.5 and replacing it with current Article 3.5A and amending Sections 350 et. seq. to eliminate the December 31, 1995 Sunset Clause, incorporate existing fee surcharges, impose new fees and adjust fees currently charged for Planning Department actions, activities and services.

(Continued from Regular Meeting of September 7, 1995)

(Proposed for Continuance to September 28, 1995)

**ACTION:** Continued as proposed

**VOTE:** +7 -0

(BASH/SAHM)

2. **CONSIDERATION OF REVISIONS TO FEE AND ENERGY SECTIONS OF ENVIRONMENTAL REVIEW ORDINANCE**, Consideration of Amendments to San Francisco Administrative Code Chapter 31 (Environmental Quality) by deleting



Subsection 31.26(e) to eliminate certain energy calculations; and by deleting Section 31.46 and replacing it with current Section 31.46A, and amending Subsections 31.46(a) et. seq. to eliminate the December 31, 1995 Sunset Clause, incorporate existing fee surcharges, and adjust fees currently charged for environmental review actions, activities and procedures.

(Continued from Regular Meeting of September 7, 1995)

(Proposed for Continuance to September 28, 1995)

**ACTION:** Continued as proposed

**VOTE:** +7 -0

3. 95.289L (MARSH)  
EL CAPITAN THEATER AND HOTEL, 2353 MISSION STREET, being Lot 24 in Assessor's Block 3595. Acting on the advice of the Landmarks Preservation Advisory Board to designate Landmark No. 214 pursuant to Section 1004 of the Planning Code. The subject property is located within a Moderate Scale Neighborhood Commercial (NC-3) District and a 50-X Height and Bulk District.  
(Proposed for Continuance to ~~October~~ 12 September 28, 1995)

**ACTION:** Continued as amended

**VOTE:** +7 -0

**B. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

**SPEAKERS:** None

**C. COMMISSIONERS' QUESTIONS AND MATTERS**

4. Consideration of adoption -- draft minutes of September 7, 1995.

**ACTION:** Approved as drafted

**VOTE:** +7 -0

**LEVINE:** -Passed around a copy of Planning agenda and transportation guide from London Planning agency

-Requested that the Director report on the progress of the Friends of City Planning next week

**AVERY:** November has five Thursdays. Would Commission like to cancel one in addition 11/23 being canceled for Thanksgiving? -- NO.

**FUNG:** Re-instate October 5, 1995 as a regular CPC meeting date.

**VOTE:** +7 -0

**UNOBSKEY:** Cancel CPC hearing of December 21, 1995 for Christmas holiday

**VOTE:** +7 -0

**SPEAKERS:** (1) Mike Page, re: suggests that the "Public Comments" category



should follow "Commissioner's Questions and Matters" and "Director's Report" so that the public can make comments on what is reported during those categories; (2) John Bardis, re: states that the "Public Comments" category is not for items that are calendared and should not be used to accommodate dialog of un-calendared reports mentioned in "Commissioner's Questions and Matters" and "Director's Report."

D. DIRECTOR'S REPORT

5. (HERRERA)

HOUSING INVENTORY REPORT, Informational presentation Annual Housing Inventory Report, trends in housing production, new affordable housing, changes in the housing supply from alterations and demolitions future trends, and neighborhood and regional findings

**SPEAKERS:** John Bardis

**ACTION:** Following presentation, continued to October 5, 1995

**VOTE:** +7 -0

6. DIRECTOR'S ANNOUNCEMENTS

7. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

**BOS:** Police station re-classifications -- CPC decision up-held

**BPA:** None

E. UNCONTESTED CASE CALENDAR

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. The Department, has determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendations is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular schedule hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

8. 95.348C (PEARL)

1700 HAIGHT STREET, northwest corner of Cole Street; Lot 33 in Assessor's Block 1229: -- Request for Conditional Use authorization under Section 719.83 of the Planning Code to install a total of nine antennas and a base transceiver station as part of a wireless communication network on the roof of the existing building located in the Haight Street Neighborhood Commercial District and a 40-X Height and Bulk District.

**SPEAKERS:** None

**ACTION:** Responding to telephone and written opposition, continued to October 12, 1995 without hearing to accommodate further evaluation by DPH

**VOTE:** +7 -0



9. 95.389C (PEARL)  
6143-6153 GEARY BOULEVARD, southeast corner of 26th Avenue; Lot 35A in Assessor's Block 1519: -- Request for Conditional Use authorization under Section 712.83 of the Planning Code to install a total of six antennas and two base transceiver stations as part of a wireless communication network on the roof of the existing building located in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

**SPEAKERS:** None

**ACTION:** Responding to telephone and written opposition, continued to October 12, 1995 without hearing to accommodate further evaluation by DPH

**VOTE:** +7 -0

10. 95.390C (PEARL)  
2696 GEARY BOULEVARD, north side, between Masonic Avenue and Emerson Street; Lot 04 in Assessor's Block 1071: -- Request for Conditional Use authorization under Section 712.83 of the Planning Code to install a total of six antennas and two base transceiver stations as part of a wireless communication network on the existing building located in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

**SPEAKERS:** None

**ACTION:** Responding to telephone and written opposition, continued to October 12, 1995 without hearing to accommodate further evaluation by DPH

**VOTE:** +7 -0

11. 95.391C (PEARL)  
1400 LOMBARD STREET, southwest corner of Van Ness Avenue; Lot 10 in Assessor's Block 498: -- Request for Conditional Use authorization under Section 209.6.(b) of the Planning Code to install a total of six antennas and two base transceiver stations as part of a wireless communication network on the roof of the existing building located in an RC-3 (Residential-Commercial, Combined: Medium Density) District and a 65-A Height and Bulk District.

**SPEAKERS:** None

**ACTION:** Responding to telephone and written opposition, continued to October 12, 1995 without hearing to accommodate further evaluation by DPH

**VOTE:** +7 -0

12. 95.392C (PEARL)  
2505 LOMBARD STREET, southwest corner of Divisadero Street; Lot.01 in Assessor's Block 938: -- Request for Conditional Use authorization under Section 712.83 of the Planning Code to install a total of six antennas and two base transceiver stations as part of a wireless communication network on the roof of the existing building located in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

**SPEAKERS:** None

**ACTION:** Responding to telephone and written opposition, continued to October 12, 1995 without hearing to accommodate further evaluation by DPH

**VOTE:** +7 -0



13. 95.393C (PEARL)  
669-677 PORTOLA DRIVE, south side, between Teresita Boulevard and Fowler Avenue; Lot 17 in Assessor's Block 2901B: -- Request for Conditional Use authorization under Section 710.83 of the Planning Code to install a total of six antennas and two base transceiver stations as part of a wireless communication network on the roof of the existing building located in an NC-1 (Neighborhood Commercial Cluster) District and a 26-X Height and Bulk District.

**SPEAKERS:** None

**ACTION:** Responding to telephone and written opposition, continued to October 12, 1995 without hearing to accommodate further evaluation by DPH

**VOTE:** +7 -0

14. 95.394C (PEARL)  
2324 MARKET STREET, northwest side, between 16th and Castro Streets; Lot 4 in Assessor's Block 3562: -- Request for Conditional Use authorization to install a total of six antennas and two base transceiver stations as part of a wireless communication network on the roof of the existing building located in an Upper Market Neighborhood Commercial District and a 40-X Height and Bulk District.

**SPEAKERS:** None

**ACTION:** Responding to telephone and written opposition, continued to October 12, 1995 without hearing to accommodate further evaluation by DPH

**VOTE:** +7 -0

**F. REGULAR CALENDAR**

15. 95.233L (MARSH)  
UNION SQUARE LANDMARK: Block bounded by Post Street to the north, Geary Street to the south, Powell Street to the west and Stockton Street to the east. Being all of Lot 1 in Assessor's Block 308. Acting on the advice of the Landmarks Preservation Advisory Board to initiate Landmark No.208 pursuant to Section 1004 of the Planning Code. The subject property is zoned P (Public)/OS/Open Space District and is designated Open Space as delineated within the Recreation and Open Space Element of the Master Plan.

(Continued from Regular Meeting of September 14, 1995)

**SPEAKERS:** Jim Chapel - SPUR, Jerry Sullivan - Macy's, Tom LaTour - Kimpton Group, Roger Gantz - SF Hilton, Stewart Morton - Landmarks Board, Arthur Gensler - Gensler & Assoc. Architects, Herb McLaughlin - KMD, Tom Noonan, Joe O'Donoghue - Residential Builders, Bob Begley - Hotel Council, David Bahlman - Heritage, Ed Lawson - Union Sq. Assoc., Owen O'Donnell, Shelia Kolenc - SF Beautiful, Sidney Goodwill, Alice Barkley, John Bards, Edith McMillian, Fred Barin-Smith - Arts Commission

**ACTION:** Following testimony, continued indefinitely (but no more than 12 months) with a progress report when available

**VOTE:** +7 -0

16. 95.290L (MARSH)  
BROWN'S OPERA HOUSE (VICTORIA THEATER) 2961 16TH STREET, being Lot 31A in Assessor's Block 3570. Acting on the advice of the Landmarks Preservation Advisory Board to designate Landmark No. 215 pursuant to Section 1004 of the



Planning Code. The subject property is located within a Moderate Scale Neighborhood Commercial (NC-3) District and a 50-X Height and Bulk District.

**SPEAKERS:** Stewart Morton - Landmarks Board, David Bahlman - Heritage

**ACTION:** Following testimony, the Commission closed public hearing and passed a motion of intent to approve. Final action of the Commission to take place on 10/19/95

**VOTE:** +7 -0

17. 95.300L (MARSH)  
GRAND THEATER, 2665 MISSION STREET, being Lot 23 in Assessor's Block 3637. Acting on the advice of the Landmarks Preservation Advisory Board to designate Landmark No. 216 pursuant to Section 1004 of the Planning Code. The subject property is located within a Moderate Scale Neighborhood Commercial (NC-3) District and a 65-B Height and Bulk District.

**SPEAKERS:** None

**ACTION:** Without hearing, continued to 10/19/95

**VOTE:** +7 -0

18. 95.410L (MARSH)  
ALHAMBRA THEATER, 2320-2336 POLK STREET, being Lot 22 in Assessor's Block 548: Acting on the advice of the Landmarks Preservation Advisory Board to initiate Landmark No. 217 pursuant to Section 1004 of the City Planning Code. The subject property is located within the Polk Neighborhood Commercial District (NCD) and is in a 65-A Height and Bulk District.

**SPEAKERS:** None

**ACTION:** Without hearing, continued to 10/19/95

**VOTE:** +7 -0

19. 95.333C (BERKOWITZ)  
2099 MARKET STREET, southeast corner at Church Street, Lot 65 in Assessor's Block 3544: Request for Conditional Use Authorization for the addition of a walk-up ATM without required setback to an existing financial service in the Upper Market Neighborhood Commercial District.

**SPEAKERS:** None

**ACTION:** Commission expressed concerns, continued to 10/26/95

**VOTE:** +7 -0

20. 95.334C (BERKOWITZ)  
2895 DIAMOND STREET, northeast corner at Bosworth Street, Lot 60 in Assessor's Block 6745: Request for Conditional Use Authorization for walk-up facility for an existing financial service without required setback in an NC-2 (Small-Scale Neighborhood Commercial) District.

**SPEAKERS:** None

**ACTION:** Commission expressed concerns, continued to 10/26/95

**VOTE:** +7 -0

21. 95.310C (BERKOWITZ)  
3585-3587 SACRAMENTO STREET, south side between Laurel and Sacramento Streets, Lot 20 in Assessor's Block 1019: Request for Conditional Use



Authorization to construct two new dwelling units above an existing store without the required parking spaces in an NC-1 (Neighborhood Commercial Cluster) District.

**SPEAKERS:** (con): B. J. Arkos; (pro): Roger Low - owner, Lician Fur - project architect

**ACTION:** Approved with conditions as modified: conditions are to include language that limits time of construction from 8 to 6p.m.; no construction on the weekends; construction is not to interfere with pedestrian movement

**VOTE:** +7 -0

**MOTION NO. 13958**

22. 94.225CES (MILLER)  
1940 BROADWAY, north side between Laguna and Octavia Streets, a through-lot with frontage on Vallejo Street, Lots 10 and 11 in Assessor's Block 567 - Request for authorization of a CONDITIONAL USE for a PLANNED UNIT DEVELOPMENT to permit the merger of the two subject lots and their re-subdivision into three lots, two with Vallejo Street frontage, and the construction of two new two-family dwellings on said proposed Vallejo Street lots, requiring modifications of the otherwise-applicable City Planning Code standards for dwelling-unit density and rear yards, in an RH-2 (House, Two-Family) District and a 105-D Height and Bulk District.

(Continued from the Regular Meeting of August 17, 1995)

**SPEAKERS:** (pro): Alice Barkley, Gary Gee, David Bahlman, Mr. Marro, Joellen Miller, James Hoffmann, Joan Herron, Claude Perasso, William Fries, Richard Essey, Ariel Edmundson; (con): Sue Hestor, Steve Newstedd, Robert Nicol, Terry Watt, Bob McGilligan, Ron Brown, Ted Seton, George Chen, Curtis Morris, Rose Noll

**ACTION:** Approved with conditions as modified: Exhibit A, Conditions of Approval, #7 should read: The Project Sponsor shall submit a landscaping plan, including irrigation system, for the areas behind and at the ends of the revised rear carport, carport roof and for the rear yards and front yards of the proposed new buildings, to the Department of City Planning for its approval. Efforts shall be made to lower the carport garden "wing" area elevations to the extent possible.

**VOTE:** +4 -2

**NOES:** Commissioners Levine and Prowler

**ABSENT:** Commissioner Martin

**MOTION NO. 13959**

23. 95.052T (ROSETTER)  
CONTINUED TO ALLOW CITY PLANNING COMMISSION CONSIDERATION OF ADOPTION OF NOTICE, DESIGN GUIDELINES AND DEMOLITION PROVISIONS. Residential Conservation Amendments -- Consideration of an amendment to the Planning Code to change the restrictions and review procedures that apply to buildings, uses and features principally in the RH-1(D), RH-1(S), RH-1 and RH-2 Zoning Districts by modifying requirements that relate to yard area, height limits, parking and non-conforming uses. These modifications include but are not limited to modifications of the way height is measured, of the way rear yards are calculated, of the permitted obstructions into open areas and above height limits, of the minimum dimensions of required parking stalls, of the powers of the Zoning



Administrator, of the restrictions regarding non-conforming and non-complying uses, of accessory uses in "R" Districts, and of the notification enforcement and appeals procedure. The amendments also include new provisions for residential special use districts specifying special rear yard and height provisions for RH-1 and RH-2 Districts that could be mapped in certain portions of the city, for side yards applicable to certain situations; and in all Residential Zoning districts for notification and permit application review procedures and fees for such procedures, for adherence to the master plan and adopted design guidelines, and for review of proposed demolitions in residential districts. These proposed revisions may be modified as to wording and to include other issues during the public review period.

A preliminary finding of no significant environmental effect of the project (preliminary negative declaration) was issued on February 12, 1993. This finding was appealed in separate actions on March 2, 3, 4, and 5, 1993. The Planning Commission upheld the finding on May 20, 1993 with Motion Number 13527. "Notes to the file", declaring that certain revisions to the proposal were covered by the original finding were written on November 12, 1993, February 3, 1994 and April 13, 1995.

(Continued from the Regular Meeting of August 24, 1995)

**SPEAKERS:** Alice Barkley, Harold Wright, Charlotte Maeck, Margaret Sigel, Gwenda Davies, John Schlesinger, Paul Kavanagh, Anita Theoharis, Babbett Drefke, Mary Ann Miller, John Bardin

**ACTION:** Approved as modified: Ordinance, page 5, line 22 should end with: ...subject to guidelines adopted by the City Planning Commission.

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

**RESOLUTION NO. 13960**

24. 95.245ETZ (ROSETTER)

Interim Controls for a Special 28-foot Height District -- Initiation of interim controls pursuant to Planning Code Section 306.7 for a period not to exceed 18 months enacting the Special 28-foot Height District pursuant to proposed Planning Code Section 261.1 to certain areas of the city.

These interim controls are proposed in conjunction with more comprehensive revisions to the text of the Planning Code known as the Residential Conservation Amendments. One of the proposed revisions would adopt new Section 261.1 which would contain the regulations for these special height districts. The proposed regulations would state that, within this special height district, dwellings on lots zoned RH-1(D), RH-1(S) or RH-1 would have a height limit of 28 feet on lots not defined as steep, a front height limit of 24 feet and a rear height limit of 32 feet on lots defined as steeply downsloping, and a front height limit of 28 feet and a rear height limit of 20 feet on lots defined as steeply upsloping.

These heights would be subject to proposed Subsection 261(c) which would allow the following adjustments: 1) Any front height limit could be increased to the height of the lowest adjacent building. Any rear height, when applicable, could be increased to the elevation of the lowest roof on any adjacent lot, which roof is no higher than 10 vertical feet of the elevation of the rear height limit on the subject property provided that this



adjusted rear height limit shall not be above the elevation of the front height limit for the subject lot. In no case, however, could this method result in a front or rear height exceeding 35 feet. (2) It would allow the Planning Commission to increase the height for any such building height limit to 35 feet or, where the average ground elevation at the rear of the buildable area is higher by 20 or more feet than at the front line thereof, the Planning Commission could increase the front height to 40 feet. (3) The Zoning Administrator could allow a rear height on a steeply upsloping lot to be increased to the amount necessary up to 24 feet to accommodate a pitched roof proposed in compliance with applicable design guidelines. These proposed revisions may be modified as to wording and to include other issues during the public review period. A preliminary finding of no significant environmental effect of the project (preliminary negative declaration) was issued on February 12, 1993. This finding was appealed in separate actions on March 2, 3, 4, and 5, 1993. The Planning Commission upheld the finding on May 20, 1993 with Motion Number 13527. "Notes to the file", declaring that certain revisions to the proposal were covered by the original finding were written on November 12, 1993, February 3, 1994 and April 13, 1995.

(Continued from Regular Meeting of August 24, 1995)

**SPEAKERS:** Alice Barkley, Harold Wright, Charlotte Maeck, Margaret Sigel, Gwenda Davies, John Schlesinger, Paul Kavanagh, Anita Theoharis, Babbett Drefke, Mary Ann Miller, John Bardis

**ACTION:** Tabled

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

25. 95.479T (PASSMORE)

PROPOSED AMENDMENTS TO THE CITY PLANNING-WESTWOOD PARK,

Consider initiation of amendments to City Planning Code text and zoning map to create a Westwood Park Residential Character District, an area generally bounded by Ocean Avenue, Phelan Avenue, Monterey Boulevard and Faxon Avenue, to include a 28 foot height limit and incorporate by reference the Westwood Park Association Residential Design Guidelines.

**SPEAKERS:** Anita Theoharis

**ACTION:** Approved. Public hearing to be scheduled on 10/26/95

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

**RESOLUTION NO. 13961**

26. (PASSMORE)

INTERIM RESIDENTIAL ZONING CONTROLS -- Consideration of initiating as an interim control an amendment to Article 3 of the City Planning Code that provides for special mailed notice and posting process in connection with Department of City Planning review of building permit applications for new dwellings and exterior alterations to dwellings in residentially zoned districts, and requires compliance of such applications with Residential Design Guidelines adopted by the City Planning Commission, and prohibits issuance of a demolition permit for a dwelling in a residentially zoned district until issuance by the City of the permit for a replacement



building. If initiated, the proposed amendment would be advertised for a public hearing on a future Planning Commission agenda.

**SPEAKERS:** Harold Wright, John Bardis

**ACTION:** Approved. Public hearing to be scheduled on 10/26/95

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

**RESOLUTION NO. 13962**

27.

(PASSMORE)

PROCEDURES FOR RESIDENTIAL CHARACTER DISTRICTS, IMPLEMENTATION OF DESIGN GUIDELINES AND RELATED RESIDENTIAL ZONING ISSUES -- Consideration of procedures and other written and graphic materials prepared by the Department of City Planning to implement City Planning Department and Commission actions related to zoning issues. Drafts of proposed procedures for receiving and considering requests for Residential Character Districts (RCDs), and for Implementing Design Guidelines are available at the Department of City Planning.

**SPEAKERS:** Gwenda Davies

**ACTION:** Following testimony, continued to 10/5/95

**VOTE:** +5 -0

**ABSENT:** Commissioners Martin and Prowler

Adjournment -- 8:40 P.M.

**THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON THURSDAY, OCTOBER 12, 1995.**

**ACTION:** Approved as corrected: Item #22, after "VOTE" add: NOES:  
Commissioners Levine and Prowler

**VOTE:** +5 -0

**ABSENT:** Commissioners Lee and Martin

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

#### ACCESSIBLE MEETING POLICY

Hearings will be held at the War Memorial Building while City Hall is closed for repairs, 401 Van Ness Avenue, Room 428, Fourth Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points along McAllister. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.



**SAN FRANCISCO CITY PLANNING COMMISSION  
NOTICE OF HEARINGS BY COMMISSION AND DELEGATED HEARING OFFICER ON  
DRAFT ENVIRONMENTAL IMPACT STATEMENT/REPORT  
FOR THE FOLLOWING**

92.202E &amp; 94.060E

(GITELMAN)

ALTERNATIVES TO REPLACEMENT OF THE EMBARCADERO FREEWAY AND THE TERMINAL SEPARATOR STRUCTURE -- Public Hearing to take comments on the Draft Environmental Impact Statement/Report for the Alternatives to Replacement of the Embarcadero Freeway and the Terminal Separator Structure. The proposed project would construct a surface roadway along the Embarcadero between Folsom Street and Broadway in San Francisco. Some alternatives currently being considered would also construct ramp connections to and from the Bay Bridge and the I-80/SR 101 Freeway, or modify existing ramp connections. The roadway and ramp system, along with a package of operational and surface street changes would replace the elevated Embarcadero Freeway and the ramps known as the Terminal Separator Structure, both of which were demolished after the 1989 Loma Prieta Earthquake.

A public hearing on the Draft Environmental Impact Statement/Report will be held by the Environmental Review Officer at 6:00 PM on September 27, 1995 at the ANA Hotel, 50 Third Street, San Francisco. At the same hearing, staff of the Chief Administrative Officer's Waterfront Transportation Projects Office will describe project alternatives and take testimony regarding the project itself. A second public hearing considering the Draft Environmental Impact Statement/Report will be held on September 28, 1995 by the City Planning Commission at 401 Van Ness Avenue, Room 428, beginning at 1:30 PM or later. (Call 558-6422 the week of the hearing for a recorded message giving a more specific time.) Also on September 28th, the City Planning Commission will also hold a hearing regarding the project, and may make a recommendation to the Board of Supervisors regarding selection of a preferred alternative.

**ACCESSIBLE MEETING POLICY FOR THE 9/27/95 HEARING**

The first hearing on this Draft Environmental Impact Statement/Report will be held on September 27, 1995 in the Third Floor Franciscan Ballroom of the ANA Hotel, at 50 Third Street, between Market and Mission Streets in San Francisco. The room is accessible for persons in wheelchairs. Accessible public transit service serving the area include BART, Muni Metro Lines J, K, L, M, and N, and Muni bus lines 5, 6, 7, 8, 9, 14, 15, 21, 30, 38, 45, and 71. Accessible parking is available in nearby parking lots and through the hotel valet service. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Jeannie Taulealo at the CAO's Waterfront Projects Office 554-5780 at least 72 hours prior to the meeting. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should contact our accessibility hotline at 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products.

A subsequent hearing on the same issue will be held on September 28, 1995 before the City Planning Commission at 401 Van Ness Avenue, Room 428. For accessibility information, see the accessible meeting policy statement in the Planning Commission calendar.



RECENT PLANNING DEPARTMENT PUBLICATIONS

<u>DOCUMENT NAME</u>	<u>PUBLISH DATE</u>	<u>AMOUNT</u>
Civic Center Strategic Plan	3/1/95	\$ 1.00
Commerce & Industry Inventory Update	4/14/95	2.00
Destination Downtown - Downtown Streetscape Plan	6/1/95	12.00
Hunters Point Shipyard - Land Use Alternatives and Proposed Draft Plan	3/1/95	0.00
Hunters Point Shipyard - Shipyard Futures	3/1/95	0.00
Amendments to the Master Plan	5/1/95	15.00
Residential Design Guidelines		0.00
South Bayshore Area Plan, Proposal for Adoption	4/1/95	5.00
Artist Live Work Space Study - South of Market Rezoning Study	3/1/95	1.00
Transbay Area Plan Background Data Report	2/27/95	10.00
Transportation Element	5/1/95	12.00

To obtain a copy of any of the above listed publications, or for a more complete list of Planning Department Publications, visit the Department's Reception Counter at 1660 Mission Street, Fifth Floor, San Francisco, CA 94103

These and other Planning Department reports are also available for public reference in Public Libraries.



MINUTES OF SPECIAL JOINT HEARING  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION AND  
RECREATION AND PARK COMMISSION  
THURSDAY  
SEPTEMBER 28, 1995  
ROOM 428, FOURTH FLOOR  
WAR MEMORIAL BUILDING  
401 VAN NESS AVENUE  
1:30 P.M.

DOCUMENTS DEPT.

OCT 19 1995

SAN FRANCISCO  
PUBLIC LIBRARY

PRESENT: Planning Commissioners: Boomer, Fung, Prowler, Levine, and Unobskey  
ABSENT: Planning Commissioners: Lowenberg and Martin

PRESENT: Recreation and Park Commissioners: Immendorf, McArdle-Solomon,  
Quaranta, Rovetti, and Ruiz.  
ABSENT: Recreation and Park Commissioners: Chan and Farrow

THE MEETING WAS CALLED TO ORDER BY THE PRESIDENT IMMENDORF OF THE  
RECREATION & PARK COMMISSION AT 1:45 P.M.

PLANNING STAFF IN ATTENDANCE: Lucian Blazej - Director of Planning, Amit Ghosh,  
Stephen Shotland, Linda Avery - Commission Secretary

1. 95.400M (SHOTLAND)  
AMENDMENT OF THE RECREATION AND OPEN SPACE ELEMENT OF THE  
MASTER PLAN. Consideration of amending the Recreation and Open Space  
Element of the Master Plan, adding one site to the category "Proposed Public  
Open Space, Acquire for or Convert to Public Open Space" in Map 4, the Citywide  
Recreation and Open Space Plan. "The following site is proposed to be added to  
Map 4: Bayview Hill Site, adjacent to Bayview Hill Park, AB 4991, lots 29, 31, 32,  
33, 34, 38, 44  
(Continued from Regular Meeting of August 17, 1995.)

**SPEAKERS:** Raymond Tompkins, Phyllis Ayer, Espanola Jackson, Jake Sigg, Hazel King, Antoinette  
Butler, Matt Ettinger, Greg Garr, Tamara Patri, Father Kirk Vallery, Ron Miguel, Pauline  
Peele, Saran Menefee, Dorothy Yanagi, Louise Vaughn, Mary Ratcliff, Willie Ratcliff, Alan  
Weaver, Marshall Sanders, Al Curtz, Robyn Morris, Leboriae Smoore, Cheryl Towns,  
Wayne Hu, Greg Freeman, Pam Sims

**ACTION:** Approved as amended: Page 4, prior to the paragraph starting with "NOW THEREFORE  
BE IT RESOLVED," add: WHEREAS, the Commission, after hearing public testimony,  
determines that the level portion of the Bayview Hill site should be excluded from  
acquisition;  
Page 4, paragraph 3 should read: AND BE IT FURTHER RESOLVED, That the  
Commission removes from consideration, acquisition of the level portion of the site  
along Jamestown Avenue and a portion of the hillside along the toe of the hill, shown in  
EXHIBIT B;

**VOTE:** +5 -0

**ABSENT:** Commissioners Lowenberg and Martin

**RESOLUTION NO.** 13963



2. 95.401R (SHOTLAND]  
**OPEN SPACE ACQUISITION & PARK RENOVATION PROGRAM -- JOINT HEARING WITH RECREATION & PARK COMMISSION.** Consideration of acquisition of the Bayview Hill Site, adjacent to Bayview Hill Park, Assessor's Block 4991, lots 29, 31, 32, 33, 34, 38, 44 for public open space.  
(Continued from Regular Meeting of August 17, 1995.)

**SPEAKERS:** Raymond Tompkins, Phyllis Ayer, Espanola Jackson, Jake Sigg, Hazel King, Antoinette Butler, Matt Ettinger, Greg Garr, Tamara Patri, Father Kirk Vallery, Ron Miguel, Pauline Peele, Saran Menefee, Dorothy Yanagi, Louise Vaughn, Mary Ratcliff, Willie Ratcliff, Alan Weaver, Marshall Sanders, Al Curtz, Robyn Morris, Leboriae Smoore, Cheryl Towns, Wayne Hu, Greg Freeman, Pam Sims

**ACTION:** Approved as amended: Page 4, add as the last "WHEREAS" clause:  
**WHEREAS,** A copy of Resolution No. 13963, identifying the Bayview Hill site, is attached as Exhibit 1;

**VOTE:** +5 -0

**ABSENT:** Commissioners Lowenberg and Martin

**RESOLUTION NO. 13964**

#### B. PUBLIC COMMENT

At this time, members of the public may address the Joint Commission on items of interest to the public that are within the subject matter jurisdiction of the Joint Commission. Each member of the public may address the Joint Commission for up to three minutes.

(1) Robert Boyd, re: Boeddiker Park; (2) Johnny Spain, re: Boeddiker Park

Adjournment -- 4:15 P.M.

#### **THE DRAFT MINUTES ARE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON THURSDAY, OCTOBER 12, 1995**

**ACTION:** Approved as corrected: Add Pam Sims to speakers list for both items.

**VOTE:** +5 -0

**ABSENT:** Commissioners Lee and Martin

#### ACCESSIBLE MEETING POLICY

Hearing will be held at the War Memorial Building while City Hall is closed for repairs, 401 Van Ness Avenue, Room 428, Fourth Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points along McAllister. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.



**MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING**

**THURSDAY  
SEPTEMBER 28, 1995  
ROOM 428, WAR MEMORIAL BUILDING  
401 VAN NESS AVENUE  
3:30 P.M.**

**PRESENT:** Commissioners Boomer, Fung, Levine, Prowler, Unobskey  
**ABSENT:** Commissioners Lowenberg and Martin

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT UNOBSKEY AT 4:20 P.M.**

**STAFF IN ATTENDANCE:** Lucian Blazej - Director of Planning, Alec Bash, Amit Ghosh, Barbara Sahm, Dave Feltham, Bill Wycko, Peter Albert, Rana Ahmadi, Hillary Gitelman, Linda Avery - Commission Secretary

**A. ITEMS TO BE CONTINUED**

1. Informational presentation of the 1995 Commerce and Industry Inventory. (BAUMAN)  
(Proposed for continuance to October 5, 1995)

**ACTION:** Continued as proposed

**VOTE:** +5 -0

**ABSENT:** Commissioners Lowenberg and Martin

2. 94.532E (PARKER)

**1 LORAIN COURT-SAN FRANCISCO COLUMBARIUM -- Appeal of the**

**Preliminary Negative Declaration.** Assessor's Block/Lot 1084/2, 1132/1): Planning Code Amendments to Section 209.9 of the Planning Code to allow the continued operation of the San Francisco Columbarium as a mortuary and place to inter cremated remains located on a landmark site as a Conditional Use in a residential zoning district. The Columbarium is located at 1 Loraine Court, south of Geary Boulevard between Arguello Boulevard and Sanyan Street. The project consists of the construction of an approximately 8 foot 9 inch high niche wall around the perimeter of the property with 5,900 urn spaces to be used for the storage of cremated remains. The project also proposes to demolish the existing 2,150 square foot office/sales building at the rear (north) end of the lot and replace it with a one-story 4,300 square foot office building. Proposed changes to the Columbarium building itself are limited to the creation of a second exit (required by Fire Department) and modifications to the entrance to allow for handicap accessibility. The proposed project would remove 13 existing trees from the project site and replace them with healthy, mature trees.  
(Proposed for Continuance to October 26, 1995)

**ACTION:** Continued as proposed

**VOTE:** +5 -0

**ABSENT:** Commissioners Lowenberg and Martin

3. 95.289L (MARSH)

**EL CAPITAN THEATER AND HOTEL, 2353 MISSION STREET,** being Lot 24 in Assessor's Block 3595. Acting on the advice of the Landmarks Preservation Advisory Board to designate Landmark No. 214 pursuant to Section 1004 of the



Planning Code. The subject property is located within a Moderate Scale Neighborhood Commercial (NC-3) District and a 50-X Height and Bulk District.  
(Continued from the Regular Meeting of September 21, 1995)

**(Proposed for continuance to October 19, 1995)**

**ACTION: Continued as proposed**

**VOTE: +5 -0**

**ABSENT: Commissioners Lowenberg and Martin**

**B. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

**(1) Cheryl Gaston - SFUSD, re: 170 Fell Street; (2) Bob McCarthy, re: 170 Fell Street and a letter from the Landmarks Board to FEMA**

**C. COMMISSIONERS' QUESTIONS AND MATTERS**

4. Consideration of adoption -- draft minutes of September 14, 1995.

**ACTION: None**

5. Consideration of amendment to Article IV, Section I of the Rules and Regulations of the City Planning Commission by changing the Commission's approved hearing schedule for 1995, established by Resolution No. 13826, adopted February 16, 1995. To better accommodate the business of the Commission, it is proposed that Thursday, October 5, 1995, be re-established as a Regular Meeting day of the City Planning Commission.

**SPEAKERS: None**

**ACTION: Approved as drafted**

**VOTE: +5 -0**

**ABSENT: Commissioners Lowenberg and Martin**

**RESOLUTION NO. 13965**

**FUNG: Expressed appreciation of the Department's time and expertise in accommodating a visiting delegation from Shanghai recently.**

**LEVINE: Expressed appreciation for receiving the Department's document outlining the Benefits of Landmarking.**

**D. DIRECTOR'S REPORT**

6. **DIRECTOR'S ANNOUNCEMENTS**

**-Neighborhood Fair in the Richmond District last Saturday**

**-Symposium conducted by the Transportation Authority last Tuesday**

7. **BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST**



WEEKS EVENTS

**BPA: -270 Henry Street – CPC DR decision -- continued to 11/1  
-1942 47th Ave – CPC DR decision upheld +3 -2**

- E. TIER III CASES, Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

8. 644 LA GRANDE AVENUE, informational presentation of Building Permit Application No. 9512758 proposing a 480 square foot addition to the south side of the building near the existing rear building wall.

**ACTION: No opposition. No DR. Approved as proposed**

**VOTE: +5 -0**

**ABSENT: Commissioners Lowenberg and Martin**

F. REGULAR CALENDAR

9. 1995 CONGESTION MANAGEMENT PLAN (WYCKO)  
Presentation of the Transportation Authority proposal 1995 Congestion Management Plan Update and adoption of resolution responding to the Transportation Authority.

**SPEAKERS: Alice Barkley**

**ACTION: Following testimony, continued to 10/5/95**

**VOTE: +5 -0**

**ABSENT: Commissioners Lowenberg and Martin**

10. CENTRAL FREEWAY REPLACEMENT (ALBERT)  
Consideration of a resolution endorsing preferred alternatives to the replacement of the Central Freeway to the Board's Land Use and Housing Committee.

**SPEAKERS: Caltran representative; Stewart Sunshine - Mayor's Office; Wayne Corn, Richard Johnson**

**ACTION: Approved as modified: The following language was deleted from the draft Resolution: BE IT FURTHER RESOLVED, That the City Planning Commission wishes to let it be known to the Board of Supervisors that it endorses Alternative 8 as a promising alternative for consideration in its high degree of consistency with the Master Plan and with the Priority Policies of Section 101.1 (Proposition M) in addition to its endorsement of Alternative 3. The deleted language was replaced with: BE IT FURTHER RESOLVED, That the City Planning Commission forwards to the Board of Supervisors Alternative 3 and Alternative 8 for the purpose of analysis under the California Environmental Quality Act (CEQA); and BE IT FURTHER RESOLVED, That in the event either Alternative 3 or Alternative 8 fails to meet the "comparable capacity" test, that it be dropped from the environmental analysis.**

**VOTE: +5 -0**

**ABSENT: Commissioners Lowenberg and Martin**

**RESOLUTION NO. 13966**

11. 95.479T (EDELIN/BASH)  
FEE ORDINANCE REVISIONS & EXTENSIONS, Consideration of Amendments to Article 3.5 and Article 3.5A of the San Francisco Municipal Code (City Planning



Code) by deleting Article 3.5 and replacing it with current Article 3.5A and amending Sections 350 et. seq. to eliminate the December 31, 1995 Sunset Clause, incorporate existing fee surcharges, impose new fees and adjust fees currently charged for Planning Department actions, activities and services.  
(Continued from Regular Meeting of September 21, 1995)

**SPEAKERS: None**

**ACTION: Approved as drafted**

**VOTE: +4 -0**

**ABSENT: Commissioners Fung, Lowenberg and Martin**

**RESOLUTION NO. 13967**

**NOTE: Items 11 and 12 were called and heard together before the Commission. The proposals contained in these two matters were incorporated in one Resolution, and were acted on by a single action of the Commission.**

12. 95.479T (BASH/SAHM)

REVISIONS TO FEE AND ENERGY SECTIONS OF ENVIRONMENTAL REVIEW ORDINANCE. Consideration of Amendments to San Francisco Administrative Code Chapter 31 (Environmental Quality) by deleting Subsection 31.26(e) to eliminate certain energy calculations; and by deleting Section 31.46 and replacing it with current Section 31.46A, and amending Subsections 31.46(a) et. seq. to eliminate the December 31, 1995 Sunset Clause, incorporate existing fee surcharges, and adjust fees currently charged for environmental review actions, activities and procedures.

(Continued from Regular Meeting of September 21, 1995)

**SPEAKERS: None**

**ACTION: Approved as drafted**

**VOTE: +4 -0**

**ABSENT: Commissioners Fung, Lowenberg and Martin**

**RESOLUTION NO. 13967**

**NOTE: Items 11 and 12 were called and heard together before the Commission. The proposals contained in these two matters were incorporated in one Resolution, and were acted on by a single action of the Commission.**

**6:00 P.M.**

13. 92.202E & 94.060E (GITELMAN)

ALTERNATIVES TO REPLACEMENT OF THE EMBARCADERO FREEWAY AND THE TERMINAL SEPARATOR STRUCTURE. HEARING ON THE DRAFT ENVIRONMENTAL IMPACT STATEMENT/REPORT. The proposed project would construct a surface roadway along the Embarcadero between Folsom Street and Broadway. Some alternatives currently being considered would also construct ramp connections to and from the Bay Bridge and the I-80/SR 101 Freeway, or modify existing ramp connections. The roadway and ramp system, along with a package of operational and surface street changes would replace the elevated Embarcadero Freeway and the ramps known as the Terminal Separator Structure, both of which were demolished after the 1989 Loma Prieta Earthquake.

**SPEAKERS: Sue Hestor, Enid Lim, Jim Chappell - SPUR, Carl Maletic**



**ACTION:** Following testimony, the Commission President closed public hearing and staff announced that the written comment period had been extended to 5:00 p.m., Monday, October 23, 1995.

**NOTE:** Court Reporter to provide official transcript

14. 92.202E & 94.060E (AHMADI)

ALTERNATIVES TO REPLACEMENT OF THE EMBARCADERO FREEWAY AND THE TERMINAL SEPARATOR STRUCTURE. RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING SELECTION OF THE LOCALLY PREFERRED ALTERNATIVE. The proposed project would construct a surface roadway along the Embarcadero between Folsom Street and Broadway. Some alternatives currently being considered would also construct ramp connections to and from the Bay Bridge and the I-80/SR 101 Freeway, or modify existing ramp connections. The roadway and ramp system, along with a package of operational and surface street changes would replace the elevated Embarcadero Freeway and the ramps known as the Terminal Separator Structure, both of which were demolished after the 1989 Loma Prieta Earthquake. PLEASE NOTE: Prior to preparation of the Final Environmental Impact Statement/Report, a preferred alternative must be identified. Selection of a preferred alternative does not constitute approval of the project, and the Planning Commission's recommendation regarding the preferred alternative does not preclude the Commission's future consideration of the project's conformity with the Master Plan.

**SPEAKERS:** Rebecca Kohlstrand - Chief Administrative Officer's representative, Carl Maletic, Mario Ciampi, Sue Hestor, Enid Lim - Chinatown TRIP, Norman Rolfe, Jim Haas, Bob Friese, Jim Chappell - SPUR, Michael Levin

**ACTION:** Following testimony, continued to 10/12/95

**VOTE:** +5 -0

**ABSENT:** Commissioners Lowenberg and Martin

**NOTE:** Court Reporter to provide official transcript

7:30 P.M.

15. 95.328D PUBLIC HEARING CLOSED (PASSMORE)

625 WISCONSIN STREET, Lot 36F in Assessor's Block No. 4098 - Request for Discretionary Review of Building Permit Application No. 9506624 proposing a vertical addition at the rear of existing one story over garage dwelling.  
(Continued from Regular Meeting of September 7, 1995)

**SPEAKERS:** Project owner

**ACTION:** Without hearing, continued to 10/5/95

**VOTE:** +4 -0

**ABSENT:** Commissioners Fung, Lowenberg and Martin

Adjournment -- 9:00 P.M.

THE DRAFT MINUTES ARE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON THURSDAY, OCTOBER 12, 1995.

**ACTION:** Approved as drafted

**VOTE:** +5 -0



**ABSENT: Commissioners Lee and Martin**

**NOTE ON APPEALS:** Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

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**ACCESSIBLE MEETING POLICY**

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092895S

**RECENT PLANNING DEPARTMENT PUBLICATIONS**

<b><u>DOCUMENT NAME</u></b>	<b><u>PUBLISH DATE</u></b>	<b><u>AMOUNT</u></b>
Civic Center Strategic Plan	3/1/95	\$ 1.00
Commerce & Industry Inventory Update	4/14/95	2.00
Destination Downtown - Downtown Streetscape Plan	6/1/95	12.00
Hunters Point Shipyard - Land Use Alternatives and Proposed Draft Plan	3/1/95	0.00
Hunters Point Shipyard - Shipyard Futures	3/1/95	0.00
Amendments to the Master Plan	5/1/95	15.00
Residential Design Guidelines		0.00
South Bayshore Area Plan, Proposal for Adoption	4/1/95	5.00
Artist Live Work Space Study - South of Market Rezoning Study	3/1/95	1.00
Transbay Area Plan Background Data Report	2/27/95	10.00
Transportation Element	5/1/95	12.00

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35  
#21  
10/15/95

MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING

THURSDAY  
OCTOBER 5, 1995  
ROOM 428, WAR MEMORIAL BUILDING  
401 VAN NESS AVENUE  
1:30 P.M.

DOCUMENTS DEPT.  
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**PRESENT:** Commissioners Boomer, Fung, Levine, Lowenberg, Prowler, Unobskey  
**ABSENT:** Commissioner Martin

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT UNOBSKEY AT 1:40 P.M.**

**STAFF IN ATTENDANCE:** Lucian Blazej - Director of Planning, Roger Herrera, Miriam Chion, Susana Montana, Paul Rosetter, Linda Avery - Commission Secretary

**A. ITEMS TO BE CONTINUED**

**B. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

(1) Peter Moylan, re: The USS Missouri Museum at Pier 30-32; (2) Roberta Caravelli, re: Department procedures of not assigning case numbers to all cases/items of the people's business that comes before the Commission; (3) Victor Saiz, re: Treasure Island re use; (4) Timothy Gallocci, re: would like the Commission to instruct staff to fully notice all agenda items, including adding case numbers to all items noticed.

**C. COMMISSIONERS' QUESTIONS AND MATTERS**

1. Consideration of adoption -- draft minutes of September 14, and September 21, 1995.

**ACTION:** Continued to 10/12/95

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

**D. DIRECTOR'S REPORT**

2. DIRECTOR'S ANNOUNCEMENTS

**Amendments to the Master Plan**



The Department now has available an update of "Amendments to the Master Plan" for the period from April through September 1995. Two documents are available:

1. "Amendments to the Master Plan adopted between April 1995 through September 1995". This complements the May 1995 publication "Amendments to the Master Plan adopted between September 1988 and April 1995", and is free of charge;
2. The "Amendments to the Master Plan adopted between September 1988 and September 1995" for those who have not previously purchased the "Amendments" and want to update their Master Plan. The charge is \$15.

-Grace Cathedral's new Close was dedicated last Saturday

-introduced Guide to San Francisco Environmental Services, produced by the Commission on San Francisco's Environment

-recognized the Department's OASIS interns from France

**SPEAKERS:** Sue Hestor, Roberta Caravelli

3. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

**BPA:** None

**BOS:** -the South Bayshore Plan was approved at the Planning & Land Use Committee

-Planning & Land Use Committee endorsed Alternatives 3 & 8 for the Central Freeway

E. TIER III CASES, Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

4. 627 - 38TH AVENUE, Lot 4 in Assessor's Block No. 1581--Building Permit Application No. 9506492 proposing to legalize an existing deck, reconfigure stairs and remove overhead structure.

**ACTION:** No opposition. No DR. Approved as proposed.

**VOTE:** +5 -0

**ABSENT:** Commissioners Martin and Prowler

5. 2979 LAKE STREET, Lot 3 in Assessor's Block No. 1327--Building Permit Application No. 9511385. The proposal is for a horizontal addition at the second floor, over the existing first floor, 16'6" in depth and 21'6" in length.

**ACTION:** No opposition. No DR. Approved as proposed.

**VOTE:** +5 -0

**ABSENT:** Commissioners Martin and Prowler

F. REGULAR CALENDAR

6. (HERRERA)

HOUSING INVENTORY REPORT, Informational presentation Annual Housing Inventory Report, trends in housing production, new affordable housing, changes in the housing supply from alterations and demolitions future trends, and neighborhood and regional findings

(Continued from the Regular Meeting of September 21, 1995)

**SPEAKERS:** Sue Hestor, Calvin Welsh, Kelly Cullen, John Bardis

**ACTION:** Informational only. No action required



## 7. (CHION)

COMMERCE AND INDUSTRY INVENTORY. Informational presentation of the 1995 Commerce and Industry Inventory. The Inventory describes San Francisco's economy with employment, establishment, revenue, building activity, and regional data.

(Continued from the Regular Meeting of September 28, 1995)

**ACTION:** Informational only. No action required

8. 1995 CONGESTION MANAGEMENT PLAN (WYCKO)

Presentation of the Transportation Authority proposal 1995 Congestion Management Plan Update and adoption of resolution responding to the Transportation Authority.

(Continued from the Regular meeting of September 28, 1995)

**ACTION:** Without hearing, continued to 10/26/95

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

## 9. (GHOSH/MANAGERS)

DEPARTMENT'S YEAR END PERFORMANCE REPORT--Review of Long Range Planning accomplishments during FY 1994-95 and assessment of 95-96 work program.

**ACTION:** Without hearing, continued to 11/2/95

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

## 10. (BLAZEJ/MONTANA)

Informational presentation of the draft strategic issues of the Planning Department's Strategic Plan.

**Note:** This matter was taken out of order and followed item 12.

**ACTION:** Informational only. Presentation and discussion will continue on 11/2/95.

## 11. (BASH)

Consideration of Supplemental Appropriation Request for Permit Processing and Support Services, not to exceed \$154,900.

**Note:** This matter was taken out of order and followed item 10.

**SPEAKERS:** None

**ACTION:** Approved

**VOTE:** +4 -0

**ABSENT:** Commissioners Lowenberg, Martin, and Prowler

**RESOLUTION NO. 13968**

## 12. (ROSETTER/PASSMORE)

PROCEDURES FOR RESIDENTIAL CHARACTER DISTRICTS.  
IMPLEMENTATION OF DESIGN GUIDELINES AND RELATED RESIDENTIAL ZONING ISSUES -- Consideration of procedures and other written and graphic materials prepared by the Department of City Planning to implement City Planning Department and Commission actions related to initiation and review of Residential Character District proposals and of Residential Design Guidelines for specific neighborhoods. Among issues to consider is whether these procedures should be included in the Planning Code as law or whether they should be Commission guidelines. Drafts of proposed procedures for initiating and considering requests for



Residential Character Districts (RCDs), and for Implementing design guidelines are available at the Department of City Planning.

(Continued from the Regular Meeting of September 21, 1995)

**Note:** This matter was taken out of order and followed item 13.

**SPEAKERS:** Marion Aird, Gwenda Davies, Margaret Sigel, Anita Theoharis, John Barbey, Bud Wilson, Mary Anne Miller, Harold Wright, Amy Powell

**ACTION:** Following testimony, continued to 11/2/95.

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

**13. 95.328D PUBLIC HEARING CLOSED (PASSMORE)**

**625 WISCONSIN STREET,** Lot 36F in Assessor's Block No. 4098 - Request for Discretionary Review of Building Permit Application No. 9506624 proposing a vertical addition at the rear of existing one story over garage dwelling.

(Continued from Regular Meeting of September 28, 1995)

**Note:** This matter was taken out of order and followed item 9.

**SPEAKERS:** David Steinberg - project architect, Greg Moor

**ACTION:** Under the Discretionary Review powers of the Commission, the motion to approve the project by lowering the building height was disapproved. The Commission therefore deemed the project approved as proposed

**VOTE:** +2 -4

**NOES:** Commissioners Fung, Levine, Prowler, Unobskey

**ABSENT:** Commissioner Martin

**THIS MEETING WAS ADJOURNED AT 7:35 P.M. IN MEMORY OF FRANCENE MARTIN**

**THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON THURSDAY, OCTOBER 19, 1995.**

**ACTION:** Approved as corrected with various mis-spellings; and the correction of item #12 to show the VOTE as +6 -0 and the ABSENT Commissioner as Martin only.

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

**NOTE ON APPEALS:** Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

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attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

100595S

**RECENT PLANNING DEPARTMENT PUBLICATIONS**

<b><u>DOCUMENT NAME</u></b>	<b><u>PUBLISH DATE</u></b>	<b><u>AMOUNT</u></b>
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Commerce & Industry Inventory Update	4/14/95	2.00
Destination Downtown - Downtown Streetscape Plan	6/1/95	12.00
Hunters Point Shipyard - Land Use Alternatives and Proposed Draft Plan	3/1/95	0.00
Hunters Point Shipyard - Shipyard Futures	3/1/95	0.00
Amendments to the Master Plan	10/1/95	15.00
Residential Design Guidelines		0.00
South Bayshore Area Plan, Proposal for Adoption	4/1/95	5.00
Artist Live Work Space Study - South of Market Rezoning Study	3/1/95	1.00
Transbay Area Plan Background Data Report	2/27/95	10.00
Transportation Element	5/1/95	12.00

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255  
#21  
10/12/95

MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
OCTOBER 12, 1995  
ROOM 428, WAR MEMORIAL BUILDING  
401 VAN NESS AVENUE  
11:30 A.M.

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**CLOSED SESSION: PERFORMANCE EVALUATION – DIRECTOR OF PLANNING**

Convened by President Unobskey at 11:55 P.M.

**ACTION:** No Disclosure

**VOTE:** +5 -0

**ABSENT:** Commissioners Lee and Martin

Adjourned – 1:10 P.M.

**PRESENT:** Commissioners Boomer, Fung, Lee, Levine, Lowenberg, Unobskey

**ABSENT:** Commissioner Martin

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT UNOBSKEY AT 1:40 P.M.**

**STAFF IN ATTENDANCE:** Lucian Blazej - Director of Planning, Robert Passmore - Zoning Administrator, Rana Ahmadi, Amit Ghosh, Hillary Gitelman, Gerald Green, David Lindsay, Paul Lord, Barbara Sahm, Linda Avery - Commission Secretary

**A. ITEMS TO BE CONTINUED**

1. 95.314D (PASSMORE)  
60 LOWER TERRACE, Lot 27 in Assessor's Block No. 2626 - Request for Discretionary Review of Building Permit Application No. 9506089 proposing construction of a single family residence in an RH-1 District.  
(Continued from Regular Meeting of September 7, 1995)  
(Proposed for continuance to November 2 16, 1995)

**ACTION:** Continued as amended

**VOTE:** +5 -0

**ABSENT:** Commissioners Lee and Martin

**B. PUBLIC COMMENT**

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public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

(1) Patricia Voughey

C. COMMISSIONERS' QUESTIONS AND MATTERS

2. Consideration of adoption -- draft minutes of September 14, September 21, and September 28, 1995.

**ACTION:** September 14: Approved as drafted; September 21: Approved as corrected--on item #22 add NOES: Commissioners Levine and Prowler; September 28: Approved as corrected--on the Joint Hearing Calendar with the Recreation and Park Commission add Pam Sims' name to the list of SPEAKERS for both items.

**VOTE:** +5 -0

**ABSENT:** Commissioners Lee and Martin

D. DIRECTOR'S REPORT

3. DIRECTOR'S ANNOUNCEMENTS

-Dar Singh sworn in as new Commissioner of Redevelopment Agency recently

4. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

**BPA:** None

- E. TIER III CASES, Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

5. 1430 VAN DYKE AVENUE, informational presentation of Building Permit Application No. 9513115 proposing a second story addition and rear addition to an existing single-family dwelling.

**SPEAKERS:** None

**ACTION:** No opposition. No DR. Approved as proposed.

**VOTE:** +5 -0

**ABSENT:** Commissioners Lee and Martin

6. 1998 - 14TH AVENUE, informational presentation of Building Permit Application No. 9511533 proposing a horizontal addition to an existing single-family dwelling.

**SPEAKERS:** None

**ACTION:** No opposition. No DR. Approved as proposed.

**VOTE:** +5 -0

**ABSENT:** Commissioners Lee and Martin

7. 110 - 32ND AVENUE, informational presentation of Building Permit Application No. 9511695 proposing a new 2-story deck at rear and first floor canopy at south side of building.

**SPEAKERS:** None

**ACTION:** No opposition. No DR. Approved as proposed.

**VOTE:** +5 -0

**ABSENT:** Commissioners Lee and Martin



**F. UNCONTESTED CASE CALENDAR**

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. The Department, has determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendations is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular schedule hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

8. 95.276C (PEARL)  
765 HARRISON STREET, northeast corner of Fourth Street; Lot 112 in Assessor's Block 3762 -- Request for authorization of Conditional Use under Sections 209.7.(c) and 817.61 of the Planning Code to establish a Motor Vehicle Tow Service in an SLI (Service/Light Industrial) District and a 40-X Height and Bulk District.

**SPEAKERS:** None

**ACTION:** No opposition. Approved with conditions as drafted.

**VOTE:** +5 -0

**ABSENT:** Commissioners Lee and Martin

**MOTION NO.** 13969

**G. REGULAR CALENDAR**

9. 92.202E & 94.060E (AHMADI)

ALTERNATIVES TO REPLACEMENT OF THE EMBARCADERO FREEWAY AND THE TERMINAL SEPARATOR STRUCTURE. RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING SELECTION OF THE LOCALLY PREFERRED ALTERNATIVE. The proposed project would construct a surface roadway along the Embarcadero between Folsom Street and Broadway. Some alternatives currently being considered would also construct ramp connections to and from the Bay Bridge and the I-80/SR 101 Freeway, or modify existing ramp connections. The roadway and ramp system, along with a package of operational and surface street changes would replace the elevated Embarcadero Freeway and the ramps known as the Terminal Separator Structure, both of which were demolished after the 1989 Loma Prieta Earthquake. PLEASE NOTE: Prior to preparation of the Final Environmental Impact Statement/Report, a preferred alternative must be identified. Selection of a preferred alternative does not constitute approval of the project, and the Planning Commission's recommendation regarding the preferred alternative does not preclude the Commission's future consideration of the project's conformity with the Master Plan.

(Continued from the Regular Meeting of September 28, 1995)

**SPEAKERS:** Rebecca Kohlstrand, James Haas, Enid Lim, Carl Maletic, Denhart Queen, Carl Frebalrn Smith, Clark Mannus, Michael Lew, Sue Hestor, Wayne Hu, Boris Dramoff, Vernon DeMars, Michael Lenin, Norman Rolf

**ACTION:** Approved as modified: add ...BE IT FURTHER RESOLVED, that the office of the Chief Administrative Officer and other city Departments is hereby requested to continue to work with communities in the Northeast quadrant, particularly North Beach and Chinatown, on traffic and transit mitigation measures.

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

**RESOLUTION NO.** 13970

10. (LORD/LINDSAY)

FORMULATION OF PRELIMINARY PLAN - HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT. The Planning Commission will consider selection of the project area, formulation of the *Preliminary Plan - Hunters Point Shipyards*



*Redevelopment Project* pursuant to California Health and Safety Code Sections 33322 - 33324, and authorization of transmittal of the *Preliminary Plan* to the Redevelopment Agency.

**SPEAKERS:** Tom Conrad - Redevelopment Agency, Byron Rhett - Redevelopment Agency, Dehnert Queen

**ACTION:** Approved as modified: Page 3, Land Use, Residential—add language that includes ...development that includes affordable housing and market rate.

**VOTE:** +5 -0

**ABSENT:** Commissioners Lee and Martin

**RESOLUTION NO. 13971**

11. 95.294E (GITELMAN)

3922-32 24th STREET, Mixed Used Development (Assessor's Blocks and Lots: Block 3654, Lots 8 & 9). Appeal of a Preliminary Negative Declaration. The proposed project would construct 4,990 square feet of ground floor commercial space with 19 dwelling units above, and 20 basement-level off-street parking spaces on a 11,485 sq. ft. site at 3922-32 24th Street, between Noe and Sanchez Streets, next to the Bell Markets parking lot.

(Continued from Regular Meeting of September 7, 1995)

**SPEAKERS:** Lourdes Portillo (appellant)

**ACTION:** Approved. Negative Declaration was up-held.

**VOTE:** +4 -0

**ABSENT:** Commissioners Lee, Martin, and Unobskey

**RESOLUTION NO. 13972**

12. 95.294CE (GREEN)

3922-32 24TH STREET, north side between Noe and Sanchez Streets, Lots 8 and 9 in Assessor's Block 3654 - Request for Conditional Use Authorization to permit construction of a four story mixed commercial residential building on a site larger than 4,999 sq. ft. in size and located within the 24th Street Noe Valley Neighborhood Commercial District.

**SPEAKERS:** (con) Lynnly Lebowitz; (pro) Bruce Bauman, rep of proj. sponsor; Joe Casadi, Bill Drypollcher, Rev. Henry Paraquita, Clair Pilcher, Alice Barkley, Joe O'Donaghue; (con): Lourdes Portillo

**ACTION:** Approved with conditions as modified: add a condition that addresses affordability—set aside two one-bedroom units where annual household income is not to exceed 80% of median income; #3 changed to read ...The project sponsor shall work with Department staff to develop a color scheme for the proposed building which helps to reflect the existing building width pattern along 24th Street; add the following 5 conditions to Construction Controls: 1) The applicant shall take full responsibility for protecting adjacent properties from damages during demolition, excavation, and all other construction phases as required by the San Francisco Uniform Building Code, and Section 832 of the California Civil Code. Also, should any damage occur that the applicant also takes full responsibility for full repairs. 2) During construction, project sponsor shall maintain adequate, safe and attractive pedestrian access along the north side of 24th Street at all times and shall slant barricades so that easy access and visibility is maintained for the



business to the east. 3) Truck deliveries shall be limited to the hours of 9:00 a.m. to 3:00 p.m. weekdays only. No deliveries on weekends. 4) External construction work shall not occur after 5:00 p.m. or on weekends. 5) Until such time as unobstructed pedestrian flow is re-established along 24th Street, the project sponsor shall provide advertising signs for immediately adjacent business and shall so conduct construction operations to minimize any adverse impacts on adjacent businesses. Mitigation measures for adjacent business are subject to approval by the Zoning Administrator.; under Performance add the following conditions: 6) The subject authorization shall not include the establishment of a single non-residential tenant occupying floor area in excess of 2,499 sq. ft. 7) Commercial tenants engaged in food sales defined by Section 790.102 of the Planning Code shall be prohibited from operating an accessory food take-out activity. 8) Retail coffee stores as defined by Section 790.102(n) shall not be allowed as a commercial tenant. such commercial activity shall be allowed only by Conditional Use authorization of the Commission. 9) Garbage and other refuse shall be stored indoors at all times.

**VOTE:** +4 -0

**ABSENT:** Commissioners Lee, Martin, and Unobskey

**MOTION NO. 13973**

13. 95.348C (PEARL)  
1700 HAIGHT STREET, northwest corner of Cole Street; Lot 33 in Assessor's Block 1229: -- Request for Conditional Use authorization under Section 719.83 of the Planning Code to install a total of nine antennas and a base transceiver station as part of a wireless communication network on the roof of the existing building located in the Haight Street Neighborhood Commercial District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of September 21, 1995)

**ACTION:** Without hearing, continued to October 26, 1995

**VOTE:** +5 -0

**ABSENT:** Commissioners Lee and Martin

14. 95.389C (PEARL)  
6143-6153 GEARY BOULEVARD, southeast corner of 26th Avenue; Lot 35A in Assessor's Block 1519: -- Request for Conditional Use authorization under Section 712.83 of the Planning Code to install a total of six antennas and two base transceiver stations as part of a wireless communication network on the roof of the existing building located in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of September 21, 1995)

**ACTION:** Without hearing, continued to October 26, 1995

**VOTE:** +5 -0

**ABSENT:** Commissioners Lee and Martin

15. 95.390C (PEARL)  
2696 GEARY BOULEVARD, north side, between Masonic Avenue and Emerson Street; Lot 04 in Assessor's Block 1071: -- Request for Conditional Use authorization under Section 712.83 of the Planning Code to install a total of six



antennas and two base transceiver stations as part of a wireless communication network on the existing building located in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of September 21, 1995)

**ACTION:** Without hearing, continued to October 26, 1995

**VOTE:** +5 -0

**ABSENT:** Commissioners Lee and Martin

16. 95.391C (PEARL)

1400 LOMBARD STREET, southwest corner of Van Ness Avenue; Lot 10 in Assessor's Block 498: -- Request for Conditional Use authorization under Section 209.6.(b) of the Planning Code to install a total of six antennas and two base transceiver stations as part of a wireless communication network on the roof of the existing building located in an RC-3 (Residential-Commercial, Combined: Medium Density) District and a 65-A Height and Bulk District.

(Continued from Regular Meeting of September 21, 1995)

**ACTION:** Without hearing, continued to October 26, 1995

**VOTE:** +5 -0

**ABSENT:** Commissioners Lee and Martin

17. 95.392C (PEARL)

2505 LOMBARD STREET, southwest corner of Divisadero Street; Lot 01 in Assessor's Block 938: -- Request for Conditional Use authorization under Section 712.83 of the Planning Code to install a total of six antennas and two base transceiver stations as part of a wireless communication network on the roof of the existing building located in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of September 21, 1995)

**ACTION:** Without hearing, continued to October 26, 1995

**VOTE:** +5 -0

**ABSENT:** Commissioners Lee and Martin

18. 95.393C (PEARL)

669-677 PORTOLA DRIVE, south side, between Teresita Boulevard and Fowler Avenue; Lot 17 in Assessor's Block 2901B: -- Request for Conditional Use authorization under Section 710.83 of the Planning Code to install a total of six antennas and two base transceiver stations as part of a wireless communication network on the roof of the existing building located in an NC-1 (Neighborhood Commercial Cluster) District and a 26-X Height and Bulk District.

(Continued from Regular Meeting of September 21, 1995)

**ACTION:** Without hearing, continued to October 26, 1995

**VOTE:** +5 -0

**ABSENT:** Commissioners Lee and Martin

19. 95.394C (PEARL)

2324 MARKET STREET, northwest side, between 16th and Castro Streets; Lot 4 in Assessor's Block 3562: -- Request for Conditional Use authorization to install a total of six antennas and two base transceiver stations as part of a wireless communication network on the roof of the existing building located in the Upper Market Neighborhood Commercial District and a 40-X Height and Bulk District.



(Continued from Regular Meeting of September 21, 1995)

**ACTION:** Without hearing, continued to October 26, 1995

**VOTE:** +5 -0

**ABSENT:** Commissioners Lee and Martin

20. 95.234C (BERKOWITZ)

736 BRAZIL AVENUE, Lots 47, 48 and 49 in Assessor's Block 6076; southwest corner of Athens Street: Request for conditional use authorization to establish a church in an RH-1 (House, One-Family) and an RH-2 (House, Two-Family) District.  
(Continued from Regular Meeting of August 17, 1995)

**SPEAKERS:** (con): Mercy Sipbert, Sherry (?), Geraldene Gillette, (pro): Willie Perez, Anna Marin

**ACTION:** Following testimony, the Commission closed the public hearing and passed a motion of intent to disapprove. Final motion to come before the Commission on October 19, 1995.

**VOTE:** +4 -0

**ABSENT:** Commissioners Lee, Martin, and Unobskey

21. 95.058CZ (ANDRADE)

1765 CALIFORNIA STREET, Lots 12, 13, & 14 in Assessor's Block 647; south side between Franklin Street and Van Ness Avenue - Request to amend the Planning Code Zoning Map to reclassify Lot 12 in Assessor's Block 647 from RM-3 to NC-3 district and also request for conditional use authorization to construct a two level parking structure (on Lot 12) in conjunction with the remodel of an existing building to establish a retail food market on a site of over 10,000 sq. ft. and with off street parking in excess of 150 percent of the required amount. Lot 12 of Assessor's Block 647 is within an RM-3 (Residential, Mixed Use, Medium Density) District and Lots 13 and 14 of Block 647 are within an NC-3 (Moderate Scale) Neighborhood Commercial District.

**SPEAKERS:** William K. Holsman, project owner; John Fry

**ACTION:** Reclassification: Approved; Conditional Use: Approved with conditions as modified: add language that addresses right turn only from the parking lot.

**VOTE:** +4 -0

**ABSENT:** Commissioners Lee, Martin, and Unobskey

**RECLASSIFICATION RESOLUTION NO. 13974**

**CONDITIONAL USE MOTION NO. 13975**

22. 95.429C (ANDRADE)

2200 MARKET STREET, west corner of Market and 15th Streets; Lot 1 in Assessor's Block 3560: Request for Conditional Use Authorization to expand an existing full service restaurant by enclosing an outdoor seating area (per Section 178(c)) within the Upper Market Neighborhood Commercial District.

**SPEAKERS:** None

**ACTION:** Approved with conditions as drafted

**VOTE:** +4 -0

**ABSENT:** Commissioners Lee, Martin, and Unobskey

**MOTION NO. 13976**

23. 95.292C

(ANDRADE)



1200 - 9TH AVENUE, Lots 35 and 44 in Assessor's Block 1742; southeast corner of Lincoln Way: Request for Conditional Use Authorization to construct a one story commercial building approximately 6,500 sq. ft. in size and designed for occupancy by one non-residential tenant on a project site over 10,000 sq. ft. within an NC-2 (Small Scale) NCD and 40-X Height and Bulk District.

(Continued from Regular Meeting of August 24, 1995)

**SPEAKERS:** Arthur, John Bardis, Jake McGoldrick, Bruce Bauman, Michael Le\_\_\_

**ACTION:** Approved with conditions as modified: add to #2: Retail use exceeding the area limitations of Code Section 121.2 for this zoning district, which is now 4000 square feet, is restricted to that of a retail store selling pet food and other pet related products. Any future proposal for a non-pet related retail use exceeding area limitations would require further conditional use authorization.; add language that addresses height and area limits in relation to Article 6 of Planning Code; also add language that addresses window glazing.

**VOTE:** +4 -0

**ABSENT:** Commissioners Lee, Martin, and Unobskey

**MOTION NO. 13977**

24. 95.388T (GREEN)

RINCON HILL AREA, blocks bounded by Folsom Street, Steuart Street, The Embarcadero, Bryant Street, Beale Street, Bay Bridge/Highway 80 Fremont Street raised freeway off ramp, Assessor's Blocks 3744, 3745, 3746, 3747, 3748, 3767, 3768 and 3769, Lots 55, 63-65 in Assessor's Block 3764, Lots 1, 9, 15, 17 and 56 in Assessor's Block 3765, and Lots 5 and 9 in Assessor's Block 3766--Request for Planning Code Text Amendment to create a Special Sign District for the above described area within the Rincon Hill area by adding Section 608.13 to Article 6 of the San Francisco Planning Code.

**SPEAKERS:** Robert McCarthy

**ACTION:** Approved as modified: page 13, Sec. 608.13 changed to read: ..., notwithstanding any other provisions of this Code, the existing signs and/or sign towers may be changed, modified or replaced provided that all the following criteria are met: (a) Such changed, modified or replacement sign is in the same general location as the existing signage; for (b), (c) and (d) include 'or sign tower' after the word sign

**VOTE:** +4 -0

**ABSENT:** Commissioners Lee, Martin, and Unobskey

**RESOLUTION NO. 13978**

AT APPROXIMATELY 7:30 P.M. THE CITY PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

25. 95.225D/DD/DDD (PASSMORE)

222 EL CAMINO DEL MAR, Lot 6 in Assessor's Block No. 1304 - Requests for Discretionary Review of Building Permit Application No. 9501892 proposing construction of a three story over basement single-family dwelling after the demolition of an existing two story over basement single-family dwelling.

(Continued from Regular Meeting of September 7, 1995)

**SPEAKERS:** (con): Michael Bonner, Edwar Rothchild, Bruce Bonniker, William McGrain, D.R. requestor; William McGrain, (pro): Gabriel Ng, rep. of proj. owner; Rose Tai, rep.n of proj. owner; Robert Nelson, Joe O'Donaghue,



Lauran Chan, Steve Williams, George Anderson, William McGrain, Rose Tai

**ACTION:** Under their Discretionary Review powers, the Commission approved the project as proposed by the project architect on October 12, 1995.

**VOTE:** +4 -0

**ABSENT:** Commissioners Lee, Martin, and Unobskey

26. 95.470DV (PASSMORE/CHAVIS)  
258-260 - 18TH AVENUE, east side of 18th Avenue between California and Clement Streets; Lot 30 in Assessor's Block No. 1416 - Request for Discretionary Review of Building Permit Application No. 9510925 to establish legal use of second dwelling unit, two story vertical addition, and rear yard deck constructed beyond the scope of an approved but expired building permit in an RH-2 (Residential, House, Two-Family) District. The Zoning Administrator will conduct a joint hearing on a request for **REAR YARD VARIANCE** under Case no. 95.470V.

**SPEAKERS:** Jake McGoldrick, James Holmes, Joe O'Donaghue, David Cincotta

**ACTION:** Under their Discretionary Review powers, the Commission disapproved this project.

**VOTE:** +4 -0

**ABSENT:** Commissioners Lee, Martin, and Unobskey

**VARIANCE HEARING:**

**ACTION:** Following testimony, the Zoning Administrator closed the public hearing

27. 95.422D (PASSMORE/GALLAGHER)  
664 NOE STREET, west side between 19th and 20th Streets, Lot 7 in Assessor's Block No. 3602 - Request for Discretionary Review of Building Permit Application No. 9508398. The proposal is to construct a three-story addition at the rear with a second story deck. The proposal is classified as a Tier 2.

**SPEAKERS:** Steve Vettal, rep. of D.R. requestor; Paul Rotter, m rep. of proj.

sponsor; Trudy Lionel, co-proj. sponsor; Steve Gerard, co-proj, sponsor

**ACTION:** Under their Discretionary Review powers, the Commission approved the project as proposed.

**VOTE:** +4 -0

**ABSENT:** Commissioners Lee, Martin, and Unobskey

Adjournment -- 9:30 P.M.

**THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON THURSDAY, DECEMBER 14, 1995.**

**ACTION:** Approved as drafted

**VOTE:** +5 -0

**ABSENT:** Commissioners Boomer and Unobskey

**NOTE ON APPEALS:** Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

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101295

RECENT PLANNING DEPARTMENT PUBLICATIONS

<u>DOCUMENT NAME</u>	<u>PUBLISH DATE</u>	<u>AMOUNT</u>
Civic Center Strategic Plan	3/1/95	\$ 1.00
Commerce & Industry Inventory Report	8/1/95	2.00
Destination Downtown - Downtown Streetscape Plan	6/1/95	12.00
Hunters Point Shipyard - Land Use Alternatives and Proposed Draft Plan	3/1/95	0.00
Hunters Point Shipyard - Shipyard Futures	3/1/95	0.00
Amendments to the Master Plan	10/1/95	15.00
Residential Design Guidelines		0.00
South Bayshore Area Plan, Proposal for Adoption	4/1/95	5.00
Artist Live Work Space Study - South of Market Rezoning Study	3/1/95	1.00
Transbay Area Plan Background Data Report	2/27/95	10.00
Transportation Element	5/1/95	12.00

To obtain a copy of any of the above listed publications, or for a more complete list of Planning Department Publications, visit the Department's Reception Counter at 1660 Mission Street, Fifth Floor, San Francisco, CA 94103

These and other Planning Department reports are also available for public reference in Public Libraries.



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#21

10/19/95

addendum

## ADDENDUM

DRAFT MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
OCTOBER 19, 1995  
ROOM 428, WAR MEMORIAL BUILDING  
401 VAN NESS AVENUE  
1:30 P.M.

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### D. DIRECTOR'S REPORT

SPUR'S VISION FOR THE TRANSBAY AREA -- An informational presentation by James Chappell, m Executive Director of SPUR.

**ACTION:** Informational only. No action required.



# ADDENDUM

DRAFT MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
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1:30 P.M.

## G. REGULAR CALENDAR

OFFICE AFFORDABLE HOUSING PRODUCTION PROGRAM (OAHPP), Consider initiating amendments of the OAHPP, Section 313 of the San Francisco Planning Code.

**SPEAKERS:** Olson Lee, Mayor's Office of Housing

**ACTION:** Approved as drafted.

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

**RESOLUTION NO. 13981**



MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING

THURSDAY  
OCTOBER 19, 1995  
ROOM 428, WAR MEMORIAL BUILDING  
401 VAN NESS AVENUE  
1:30 P.M.

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**PRESENT:** Commissioners Boomer, Fung, Levine, Lowenberg, Prowler, Unobskey  
**ABSENT:** Commissioner Martin

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT UNOBSKEY AT 1:40 P.M.**

**STAFF IN ATTENDANCE:** Lucian Blazej - Director of Planning, Robert Passmore - Zoning Administrator, Vincent Marsh, Susana Montana, Linda Avery - Commission Secretary

**A. ITEMS TO BE CONTINUED**

1. 95.358CV (PEARL)  
314 - 11TH STREET, southwest side between Folsom and Harrison Streets; Lot 2 in Assessor's Block 3521 - Request for Conditional Use authorization under Sections 816.39 and 181.(f) of the Planning Code to expand an existing Nighttime Entertainment Use (Paradise Lounge nightclub) in an SLR (Service/Light Industrial/Residential) District and a 50-X Height and Bulk District.  
(Proposed for continuance to November 2, 1995)

**ACTION:** Continued as proposed  
**VOTE:** +6 -0  
**ABSENT:** Commissioner Martin

**B. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

**C. COMMISSIONERS' QUESTIONS AND MATTERS**

2. Consideration of adoption -- draft minutes of October 5, 1995.

**ACTION:** Approved as corrected--on Item #12, change VOTE to +6 -0, and delete Prowler's name from the ABSENT list.  
**VOTE:** +6 -0  
**ABSENT:** Commissioner Martin



D. DIRECTOR'S REPORT3. DIRECTOR'S ANNOUNCEMENTS4. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

E. TIER III CASES, Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

5. 2476 - 15TH AVENUE, Lot 20 in Assessor's Block No. 2411 -- Informational Presentation of building permit application No. 9513697 for construction of a 2 story rear addition.

**ACTION: No opposition. No DR. Approved as proposed**

**VOTE: +6 -0**

**ABSENT: Commissioner Martin**

F. CONSIDERATION OF FINDINGS AND FINAL MOTION -- PUBLIC HEARING CLOSED

6. 95.290L (MARSH)  
BROWN'S OPERA HOUSE (VICTORIA THEATER) 2961 16TH STREET, being Lot 31A in Assessor's Block 3570. Acting on the advice of the Landmarks Preservation Advisory Board to designate Landmark No. 215 pursuant to Section 1004 of the Planning Code. The subject property is located within a Moderate Scale Neighborhood Commercial (NC-3) District and a 50-X Height and Bulk District. (Continued from Regular Meeting of September 21, 1995)  
**NOTE: On Thursday, September 21, 1995, after receiving public testimony, the Commission closed public hearing and passed a motion of intent to approve by a vote of +7 -0.**

**SPEAKERS: Anita Correa, project owner**

**ACTION: Approved**

**VOTE: +6 -0**

**ABSENT: Commissioner Martin**

**MOTION NO. 13979**

7. 95.234C (BERKOWITZ)  
736 BRAZIL AVENUE, Lots 47, 48 and 49 in Assessor's Block 6076; southwest corner of Athens Street: Request for conditional use authorization to establish a church in an RH-1 (House, One-Family) and an RH-2 (House, Two-Family) District. (Continued from Regular Meeting of October 12, 1995)  
**NOTE: On Thursday, October 12, 1995, after receiving public testimony, the Commission closed public hearing and passed a motion of Intent to disapprove by a vote of +4 -0. Commissioners Lee, Martin, and Unobskey were absent.**

**SPEAKERS: None**

**ACTION: Disapproved**

**VOTE: +4 -0**

**EXCUSED: Commissioners Prowler and Unobskey**

**ABSENT: Commissioner Martin**

**MOTION NO. 13980**



G. REGULAR CALENDAR

8. 95.489Q (ANDRADE)  
830 LAKE STREET, north side between 9th and 10th Avenues, Lot 5 in Assessor's Block 1349 - Six unit, residential, condominium conversion subdivision in an RM-1 (Residential Mixed, Low Density) District and a 40-X Height and Bulk District.

**SPEAKERS:** None

**ACTION:** Approved

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

**MOTION NO.** 13981

9. 95.460Q (ANDRADE)  
1260 HAIGHT STREET, north side between Central Avenue and Lyon Street, Lot 15 on Assessor's Block 1234 - Six unit, residential, condominium conversion subdivision in an RM-1 (Residential Mixed, Low Density) District and 40-X Height and Bulk District.

**SPEAKERS:** None

**ACTION:** Approved

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

**MOTION NO.** 13982

10. 95.501Q (ANDRADE)  
1883 VALLEJO STREET, southwest corner of Vallejo and Octavia Streets; Lot 18 in Assessor's Block 568 - Six unit, residential, condominium conversion subdivision in an RH-2 (House, Two Family) District and a 40-X Height and Bulk District.

**SPEAKERS:** None

**ACTION:** Approved

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

**MOTION NO.** 13983

11. 95.289L (MARSH)  
EL CAPITAN THEATER AND HOTEL, 2353 MISSION STREET, being Lot 24 in Assessor's Block 3595. Acting on the advice of the Landmarks Preservation Advisory Board to designate Landmark No. 214 pursuant to Section 1004 of the Planning Code. The subject property is located within a Moderate Scale Neighborhood Commercial (NC-3) District and a 50-X Height and Bulk District. (Continued from Regular Meeting of September 21, 1995)

**SPEAKERS:** Steward Morton, Landmarks Board member, Mark Campanna, representative of owner

**ACTION:** Approved as modified: Add language that addresses the vacant back lot on Capp Street being considered as an independent matter and will not need a Certificate of Appropriateness or any other landmark designation.

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

**MOTION NO.** 13988



12. 95.300L (MARSH)  
GRAND THEATER, 2665 MISSION STREET, being Lot 23 in Assessor's Block 3637. Acting on the advice of the Landmarks Preservation Advisory Board to designate Landmark No. 216 pursuant to Section 1004 of the Planning Code. The subject property is located within a Moderate Scale Neighborhood Commercial (NC-3) District and a 65-B Height and Bulk District.

(Continued from Regular Meeting of September 21, 1995)

**SPEAKERS:** Steward Morton, Landmarks Board member, Alice Barkley, attorney for owner, Amy Chung, representative of owner

**ACTION:** Following testimony, the Commission closed public hearing and passed a motion of intent to disapprove. Final language to come before the Commission on November 2, 1995.

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

13. 95.410L (MARSH)  
ALHAMBRA THEATER, 2320-2336 POLK STREET, being Lot 22 in Assessor's Block 548: Acting on the advice of the Landmarks Preservation Advisory Board to initiate Landmark No. 217 pursuant to Section 1004 of the City Planning Code. The subject property is located within the Polk Neighborhood Commercial District (NCD) and is in a 65-A Height and Bulk District.

(Continued from Regular Meeting of September 21, 1995)

**ACTION:** Without hearing, continued to November 9, 1995.

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

14. 95.266C (PEARL)  
1186 NOE STREET, west side between Jersey and 25th Streets, Lot 3 in Assessor's Block 6538 - Request for authorization of a CONDITIONAL USE to permit the rental of one bedroom in an existing house as a BED-AND-BREAKFAST INN in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District. (Continued from Regular Meeting of September 21, 1995)

**SPEAKERS:** Ginger Garrets

**ACTION:** Approved with conditions as drafted

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

**MOTION NO. 13985**

15. 95.435C (NIXON)  
2495 GOLDEN GATE AVENUE, south side of Golden Gate Avenue between Masonic and Parker Avenues; Lot 1 in Assessor's Block 1145. Request for Conditional Use authorization pursuant to Planning Code Section 178(c) to expand the existing Gleeson Library located in the center of the University of San Francisco's lower campus in an RH-2 (House, Two Family) District and an 80-D Height and Bulk District.

**SPEAKERS:** Harry O'Brien

**ACTION:** Approved with conditions as drafted

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

**MOTION NO. 13986**



16. 95.354C (MONTANA)  
1220-1298 EDDY STREET, two City blocks bounded by Buchanan, Willow, Laguna and Turk Streets known as Yerba Buena Plaza East; Lot 8 in Assessor's Block 734 and Lot 1 in Assessor's Block 747 - Request by the San Francisco Housing Authority (Applicant) for a Planned Unit Development (PUD) pursuant to Section 304 of the Planning Code and for Conditional Uses authorization pursuant to Sections 209.3(f), 209.4(a) and 303 of the Planning Code to (1-a) demolish 276 units of deteriorated and seismically-unsafe low-income rental housing units, (1-b) demolish 1,000 sq. ft. of community space; (1-c) and demolish 77 off-street parking spaces on two separate lots owned and operated by the San Francisco Housing Authority; and (2-a) construct 193 low-income rental housing units in 72 three-story wood-frame attached townhouses and flats built on two lots on the same site; (2-b) provide 83 low-income rental replacement housing units through Section 8 Certificates or Vouchers as permanent replacement housing for tenants not accommodated in the new development, (2-c) construct 2,003 sq. ft. of community meeting/neighborhood-serving retail/day care space and 2,240 sq. ft. of property management and maintenance space, (2-d) construct 36,334 sq. ft. to private open space and 1,900 sq. ft. of public open space, (2-e) construct a private mid-block lane (Larch Street) running from Buchanan to Laguna Streets, and (2-f) construct 69 off-street parking spaces on the site.

Under the PUD provisions of Section 304 of the Planning Code, the Applicant seeks exceptions from Planning Code requirements for (1) rear lot depth (providing 15 foot separate rear yards for 72 residential buildings on two lots, one of which is divided in half by a private street); (2) the number of off-street parking spaces (providing 69 where 193 is required); (3) the number of freight loading spaces (providing none where one is required); and (4) seeks to allow less than 2,999 square feet of neighborhood-serving retail space in an RM-3 (Mixed Residential, Medium Density) District with a 50-X height and bulk designation.

The Applicant is also seeking Conditional Use authorization from the Planning Commission under the provisions of Sections 209.3(f), 209.4(a) and 303 of the Planning Code to (1) operate a licensed Child Care Facility providing less than 24-hour care for 13 or more children and (2) to operate a multi-purpose community center and classroom in the RM-3 District.

**SPEAKERS:** Shirley Thornton, Director of Housing Authority; Sharon Spear; Housing Authority staff; Lisa Gulfan; project architect; Kwan Santo; Housing Authority staff; Barbara Smith; Ynita Marshall; Housing Authority Commission; Rudy Lacy, tenant; Cora Washington, President of Tenant Association; Mary Rogers; Ted Walker; Rosemary Osan; Patricia Maloney; Sheri Sinclair; Peter Gates; Michael Norton

**ACTION:** Approved with conditions as modified: To EXHIBIT A, Conditions of Approval, add the following: 7. Security Plan, A. Project Sponsors shall develop a security plan and incorporate security and safety measures into final designs.; 8. Maintenance Plan, A. Project Sponsors shall, prior to release of demolition permits, submit a maintenance plan, program and budget for the new Yerba Buena Plaza East (YBPE) project for review and acceptance by the Planning Commission at a public hearing.;



9. Relocation Plan, A. The Project Sponsor shall, prior to the release of demolition permits, submit the relocation plan to the Planning Commission for review and acceptance at a public hearing. The relocation plan shall include guarantees from the Housing Authority that (1) each tenant is relocated into safe, clean and adequate housing, (2) that each family who wishes to return to YBPE can return. In developing the Relocation Plan, the Project Sponsor shall continue to work with residents and their representatives. NOTE: The working assumptions with respect to relocation is that not all tenants will want or choose to return to the new YBPE project. The Relocation Plan and procedures must conform with HUD regulations and the terms of the approved grant agreement.

VOTE: +6 -0

ABSENT: Commissioner Martin

MOTION NO. 13987

AT APPROXIMATELY 6:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

17. 93.351D (HART/PASSMORE)  
140 PALO ALTO, Lot 21 in Assessor's Block 2721 - Request for Discretionary Review of Building Permit Application No. 9306140 proposing construction of a three-story single-family dwelling.

(Continued from the Regular Meeting of September 14, 1995)

**SPEAKERS:** Richard Hammel, project architect; Lars Bennett; Howard Knoxwell, D.R. requestor; Ray Liper; Steve Vettel, rep. of initial D.R. requestor

**ACTION:** Under their Discretionary Review powers, the Commission approved this project as proposed.

VOTE: +4 -2

NOES: Commissioners Boomer and Fung

ABSENT: Commissioner Martin

18. 95.123D (PASSMORE)  
3701 - 21st STREET, Building Permit Application No. 9502423 and 9504441/2/3/4/5, Lot 1-4 in Assessor's Block No. 3621, proposed demolition of a single family dwelling and construction of four three-story single-family dwellings on the four lots at above address.

(Continued from Regular Meeting of September 14, 1995)

**SPEAKERS:** Amy Powell, neighborhood representative; Hans Robin; Monica Herschke

**ACTION:** Under their Discretionary Review powers, the Commission approved this project as proposed.

VOTE: +4 -2

NOES: Commissioners Boomer and Prowler

ABSENT: Commissioner Martin



19. 92.465D (PASSMORE/WANG)  
1625 PACIFIC AVENUE, Lot 14 in Assessor's Block No. 595 - Request for Discretionary Review of building permit application No. 9505670 and 9505671 proposing new construction of a four story over garage, 15 family dwelling after demolition of an existing commercial building in a Polk Street Neighborhood Commercial District.

**SPEAKERS:** (con): Ed Palmer, D.R. requestor; William Shcaffer; Claudia Halbet; Phillip Alford; Scharu Faella; (pro): Gabriel Ng, Project Architect; Fred Low; Ms Poon, Project Owner

**ACTION:** Under their Discretionary Review powers, the Commission approved this project with the condition that staff further review design.

**VOTE:** +5 -0

**ABSENT:** Commissioners Martin and Prowler

20. 95.533D (PASSMORE/HART)  
1750 ALABAMA STREET, west side between Norwich and Ripley Streets, Lot 26 in Assessor's Block 5542, Bernal Heights Special Use District. Request for Discretionary Review of building permit application No. 9510999 to construct a single family dwelling in an RH-1 (House, one family) District.

**SPEAKERS:** (con): Ken Durning, rep. of D.R. requestor; Frank Milo; (pro): Henry Shapiro, Project Sponsor; Nora Planaczau, rep. of Bernal Heights Committee

**ACTION:** Under their Discretionary Review powers, the Commission approved this project as proposed.

**VOTE:** +5 -0

**ABSENT:** Commissioners Martin and Prowler

Adjournment -- 9:33 P.M.

**THE DRAFT MINUTES ARE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON THURSDAY, DECEMBER 14, 1995.**

**ACTION:** Approved as drafted

**VOTE:** +5 -0

**ABSENT:** Commissioners Boomer and Unobskey

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101995S

#### **RECENT PLANNING DEPARTMENT PUBLICATIONS**

<b><u>DOCUMENT NAME</u></b>	<b><u>PUBLISH</u></b>	
<b><u>DATE</u></b>	<b><u>AMOUNT</u></b>	
Civic Center Strategic Plan	3/1/95	\$ 1.00
Commerce & Industry Inventory Update	8/1/95	2.00
Destination Downtown - Downtown Streetscape Plan	6/1/95	12.00
Housing Information Series, Changes in the Housing Inventory	9/1/95	3.00
Hunters Point Shipyard - Land Use Alternatives and Proposed Draft Plan	3/1/95	0.00
Hunters Point Shipyard - Shipyard Futures	3/1/95	0.00
Amendments to the Master Plan	10/1/95	15.00
Residential Design Guidelines		0.00
South Bayshore Area Plan, Proposal for Adoption	4/1/95	5.00
Transbay Area Plan Background Data Report	2/27/95	10.00
Transportation Element	5/1/95	12.00

To obtain a copy of any of the above listed publications, or for a more complete list of Planning Department Publications, visit the Department's Reception Counter at 1660 Mission Street, Fifth Floor, San Francisco, CA 94103

These and other Planning Department reports are also available for public reference in Public Libraries.



55  
#21

1/9/95

MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING

THURSDAY  
NOVEMBER 9, 1995

ROOM 428, WAR MEMORIAL BUILDING  
401 VAN NESS AVENUE  
1:30 P.M.

DOCUMENTS DEPT.  
DEC 20 1995  
SAN FRANCISCO  
PUBLIC LIBRARY

12:00 P.M.

CLOSED SESSION - DIRECTOR'S PERFORMANCE EVALUATION

ACTION: None. The meeting did not take place.

PRESENT: Commissioners Boomer, Fung, Levine, Lowenberg, Prowler, Unobskey  
ABSENT: Commissioner Martin

THE MEETING WAS CALLED TO ORDER BY PRESIDENT UNOBSKEY AT 1:35 P.M.

STAFF IN ATTENDANCE: Lucian Blazej - Director of Planning, Robert Passmore -  
Zoning Administrator, Larry Badiner, John Billovits, Paul Deutsch, Amit Ghosh, Vincent  
Marsh, Susana Montana, Mark Paez, Bill Wycko, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 95.348C (PEARL)  
1700 HAIGHT STREET, northwest corner of Cole Street; Lot 33 in Assessor's Block  
1229: -- Request for Conditional Use authorization under Section 719.83 of the  
Planning Code to install a total of nine antennas and a base transceiver station as  
part of a wireless communication network on the roof of the existing building located  
in the Haight Street Neighborhood Commercial District and a 40-X Height and Bulk  
District.  
(Continued from Regular Meeting of October 26, 1995)  
(Proposed for continuance to November 16 30, 1995)

ACTION: Continued as amended

VOTE: +6 -0

ABSENT: Commissioner Martin

2. 95.389C (PEARL)  
6143-6153 GEARY BOULEVARD, southeast corner of 26th Avenue; Lot 35A in  
Assessor's Block 1519: -- Request for Conditional Use authorization under Section  
712.83 of the Planning Code to install a total of six antennas and two base  
transceiver stations as part of a wireless communication network on the roof of the



existing building located in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of October 26, 1995)

(Proposed for continuance to November 16 ~~30~~, 1995)

**ACTION:** Continued as amended

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

3. 95.390C (PEARL)

2696 GEARY BOULEVARD, north side, between Masonic Avenue and Emerson Street; Lot 04 in Assessor's Block 1071: -- Request for Conditional Use authorization under Section 712.83 of the Planning Code to install a total of six antennas and two base transceiver stations as part of a wireless communication network on the existing building located in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of October 26, 1995)

(Proposed for continuance to November 16 ~~30~~, 1995)

**ACTION:** Continued as amended

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

4. 95.391C (PEARL)

1400 LOMBARD STREET, southwest corner of Van Ness Avenue; Lot 10 in Assessor's Block 498: -- Request for Conditional Use authorization under Section 209.6.(b) of the Planning Code to install a total of six antennas and two base transceiver stations as part of a wireless communication network on the roof of the existing building located in an RC-3 (Residential-Commercial, Combined: Medium Density) District and a 65-A Height and Bulk District.

(Continued from Regular Meeting of October 26, 1995)

(Proposed for continuance to November 16 ~~30~~, 1995)

**ACTION:** Continued as amended

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

5. 95.392C (PEARL)

2505 LOMBARD STREET, southwest corner of Divisadero Street; Lot 01 in Assessor's Block 938: -- Request for Conditional Use authorization under Section 712.83 of the Planning Code to install a total of six antennas and two base transceiver stations as part of a wireless communication network on the roof of the existing building located in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of October 26, 1995)

(Proposed for continuance to November 16 ~~30~~, 1995)

**ACTION:** Continued as amended

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin



6. 95.393C (PEARL)  
669-677 PORTOLA DRIVE, south side, between Teresita Boulevard and Fowler Avenue; Lot 17 in Assessor's Block 2901B: -- Request for Conditional Use authorization under Section 710.83 of the Planning Code to install a total of six antennas and two base transceiver stations as part of a wireless communication network on the roof of the existing building located in an NC-1 (Neighborhood Commercial Cluster) District and a 26-X Height and Bulk District.  
(Continued from Regular Meeting of October 26, 1995)  
(Proposed for continuance to November 16 30, 1995)

**ACTION:** Continued as amended

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

7. 95.394C (PEARL)  
2324 MARKET STREET, northwest side, between 16th and Castro Streets; Lot 4 in Assessor's Block 3562: -- Request for Conditional Use authorization to install a total of six antennas and two base transceiver stations as part of a wireless communication network on the roof of the existing building located in an Upper Market Neighborhood Commercial District and a 40-X Height and Bulk District.  
(Continued from Regular Meeting of October 26, 1995)  
(Proposed for continuance to November 16 30, 1995)

**ACTION:** Continued as amended

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

8. 95.566D (PASSMORE)  
434-436 45TH AVENUE, Lot 20 in Assessor's Block No 1476 - Request for Discretionary Review of Building Permit Application No. 9511640 proposing construction of an additional story, and extensions to the front and rear of an existing two-story two family dwelling within an RH-2 (Residential, House, Two-Family) zoning district.  
(Proposed for continuance to December 7, 1995)

**ACTION:** Continued as proposed

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

## B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting. -- NONE



C. COMMISSIONERS' QUESTIONS AND MATTERS

LEVINE: -Re-schedule evaluation of Director of Planning: 11/30 at 12:00 p.m.  
-Instructed Commission Secretary to make sure Publication list on the CPC Calendar is up to date.

D. DIRECTOR'S REPORT9. DIRECTOR'S ANNOUNCEMENTS

-Amit Ghosh and Susana Montana were nominated for the Managerial Excellence Awards at the annual Luncheon today.

10. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

BOS: None

BPA: CPC decision on 2022 Hyde Street was up-held

SPEAKER: Mike Page

## 11. (GHOSH/MANAGERS)

DEPARTMENT'S YEAR END PERFORMANCE REPORT--Review of Long Range Planning accomplishments during FY 1994-95 and assessment of 95-96 work program.

(Continued from the Regular meeting of November 2, 1995)

ACTION: Without hearing, continued to November 30, 1995.

VOTE: +6 -0

ABSENT: Commissioner Martin

E. CONSIDERATION OF FINDINGS AND FINAL MOTIONS -- PUBLIC HEARING CLOSED

## 12. 94.532LATC: (PAEZ)

ONE LORAINE COURT, The San Francisco Columbarium, Lot 2 in Assessor's Block 1084 and Lot 1 in Assessor's Block 1131. The subject property is within an RH-1 (House, One Family) Zoning District and a 40-X Height and Bulk District.

- Request by Sentinel Cremation Societies Inc., the property owner, for designation of the Columbarium and grounds as a City Landmark, a site which the Landmarks Preservation Advisory Board initiated on November 2, 1994, for designation as City Landmark No. 209;
- Request for a Certificate of Appropriateness, for a project which was reviewed and recommended for approval by the Landmarks Preservation Advisory Board on September 20, 1995 to allow alteration, demolition and construction on an initiated landmark site;
- Request to amend Section 209.9 of the City Planning Code to permit mortuary and Columbarium uses within Residential Zoning Districts in Height and Bulk Districts of 40-t or less, on designated landmark sites



where a Columbarium use has lawfully and continuously operated since the time of designation, and subject to authorization of a Conditional Use by the City Planning Commission;

- Request for a Conditional Use to permit the expansion/intensification of an existing Columbarium use and treatment of the approximately 45,067 square-foot site as a Planned Unit Development allowing construction of an entry gate and perimeter wall containing approximately 5,900 niches approximately eight-feet nine inches in height, a portion of which would be within the required front and rear yard setback, as well as the construction of a new office/support building approximately 4,300 square-feet in size within the required rear yard open area.

**NOTE:** On October 26, 1995, following testimony, the Commission closed the public hearing and passed a motion of intent to approve with conditions attached to the Conditional Use request by a vote of +5 -0. Commissioners Lowenberg and Martin were absent.

**SPEAKERS:** Bob McCarthy

**Landmark Designation**

**ACTION:** Approved as drafted

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

**RESOLUTION NO.** 13999

**Text Amendments**

**ACTION:** Approved as drafted

**VOTE:** +5 -1

**NOES:** Commissioner Levine

**ABSENT:** Commissioner Martin

**RESOLUTION NO.** 14000

**Conditional Use Request**

**ACTION:** Approved with conditions as modified:

**VOTE:** +5 -1

**NOES:** Commissioner Levine

**ABSENT:** Commissioner Martin

**MOTION NO.** 14002

**Certificate of Appropriateness**

**ACTION:** Approved with conditions as drafted

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

**RESOLUTION NO.** 14003

**F. REGULAR CALENDAR**

**13. 1995 CONGESTION MANAGEMENT PLAN**

**(WYCKO)**

Presentation of the Transportation Authority proposal 1995 Congestion Management Plan Update and adoption of resolution responding to the Transportation Authority.



(Continued from the Regular meeting of November 2, 1995)

**SPEAKERS:** None

**ACTION:** Approved

**VOTE:** +5 -0

**ABSENT:** Commissioners Martin and Prowler

**RESOLUTION NO. 14004**

14. Transbay Terminal and CalTrain (BADINER)

Public hearing on the alternatives for a new Transbay Bus Terminal and surrounding Land Uses and the CalTrain downtown extension to the Transbay Area.

**SPEAKERS:** Doug Wright, Jerry Tone, Warner Smalls, Glen Ray, Marsha Johnson, Stuart Sunshine - Mayor's Office, Eric Trouslar, Martin Ray, Jerry Osmond, Bill Bauchra, Jim Haas, Bob Meyers, Norman Rolf

**ACTION:** Following testimony, the Commission passed a motion of intent to approve a preferred alternative.

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

15. 93.723C (PEARL)

45 FARALLONES STREET, south side, between San Jose and Plymouth Avenues; Lot 53 in Assessor's Block 7108 - Informational Presentation pursuant to condition number 15 of Exhibit A of Motion Number 13748, Adopted August 25, 1994, which requires that the Project Sponsor (Walden House, Inc.) report to the City Planning Commission on compliance with conditions of the previously granted conditional use authorization in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District.

**SPEAKERS:** Helen Williams, Patricia Voughey

**ACTION:** None required. Informational only.

4:30 P.M.

16. 95.410L (MARSH)

ALHAMBRA THEATER, 2320-2336 POLK STREET, being Lot 22 in Assessor's Block 548: Acting on the advice of the Landmarks Preservation Advisory Board to initiate Landmark No. 217 pursuant to Section 1004 of the City Planning Code. The subject property is located within the Polk Neighborhood Commercial District (NCD) and is in a 65-A Height and Bulk District.

(Continued from Regular Meeting of October 19, 1995)

**SPEAKERS:** Stewart Martin - Landmarks Board member, David Bahlman - Heritage, Jack Wholey - rep of project sponsor, Ted Nasser - owner, Patricia Voughey

**ACTION:** Approved as proposed

**VOTE:** +5 -0

**ABSENT:** Commissioners Martin and Unobskey

**RESOLUTION NO. 14005**



17. 95.387L (MARSH)  
2475 GREENWICH STREET-NORTH END POLICE STATION, Lot 15 in Assessor's Block 513. Acting on the advice of the Landmarks Preservation Advisory Board to designate a Landmark pursuant to Section 1004 of the Planning Code. The subject property is located within a RH-2 (House, Two Family) District and a 40-X Height and Bulk District.

**SPEAKERS:** Stewart Martin, Charles Neumeyer, Patricia Voughey, Ann Bloomfield

**ACTION:** Following testimony, continued to 11/30/95. Absent commissioners are to receive and review tapes and case material prior to final action.

**VOTE:** +5 -0

**ABSENT:** Commissioners Martin and Unobskey

18. 95.355C (MILLER)  
755 OCEAN AVENUE, south side between Howth and Tara Streets (Interstate 280), with additional frontage on Geneva Avenue, Lot 23 in Assessor's Block 6948 - Request for authorization of a CONDITIONAL USE for a PLANNED UNIT DEVELOPMENT to permit remodeling of an additions to a SECONDARY SCHOOL (Lick-Wilmerding High School) including the construction of a new 18,000-gross-square-foot Library/Arts Building and an 8,000-gross-square-floor Student Center, requiring modification of the otherwise-applicable City Planning Code standards for open space and off-street parking in an RH-1 (House, One Family) District and a 40-X Height and Bulk District).

(Continued from Regular Meeting of October 26, 1995)

**SPEAKERS:** Howard Wexler, rep of school; Al Adams, Headmaster of school

**ACTION:** Approved with conditions as modified:

**VOTE:** +4 -1

**NOES:** Commissioner Prowler

**ABSENT:** Commissioners Martin and Unobskey

**MOTION NO. 14006**

19. 95.451C (BERKOWITZ)  
5440 MISSION STREET, Lot 1A in Assessor's Block 7044A, north side between Foote and Ottawa Avenues - Request for Conditional Use authorization to establish a Public Use (cable TV equipment facility) in an NC-3 (Small-Scale Neighborhood Commercial) District.

**SPEAKERS:** None

**ACTION:** Approved with conditions as drafted

**VOTE:** +5 -0

**ABSENT:** Commissioners Martin and Unobskey

**MOTION NO. 14007**

20. 95.452C (BERKOWITZ)  
939 CLEMENT STREET, Lot 44 in Assessor's Block 1442, south side between 10th and 11th Avenues - Request for Conditional Use authorization to add other entertainment to an existing full-service restaurant in the Inner Clement Neighborhood Commercial District.



**SPEAKERS:** Bob Meyers - rep. of project sponsor, Borris Schapero - project sponsor, Gertrude Broussal

**ACTION:** Following testimony, but prior to Commission action, the project applicant withdrew the application for Conditional Use.

21. 95.399C (NIXON)  
2616 - 24TH STREET, north side between Potrero Avenue and Utah Street, Lots 4, 4A, 5 and 5A in Assessor's Block 4212--Request for Conditional Use Authorization pursuant to Planning Code Section 121 to develop a lot exceeding 5,000 sq. ft. in size and to establish a non-residential use within an area in excess of 2,500 sq. ft. in size, and Section 729.39 to demolish a residential building within the 24th Street-Mission Neighborhood Commercial District in a 65-A Height and Bulk District.  
(Continued from the Regular Meeting of November 2, 1995)

**SPEAKERS:** (pro) Dan Sullivan - rep. of project sponsor, Rob Isacson - project sponsor, Ricardo Noguera, Tony, Juan, Chris Collings; (con) Zim Howard, Nezi, Marion Aird, Babbett Drafkee

**ACTION:** Approved with conditions as modified:

**VOTE:** +4 -0

**EXCUSED:** Commissioner Lowenberg

**ABSENT:** Commissioners Martin and Unobskey

**MOTION NO.** 14008

**6:00 P.M.**

22. 95.255C (MONTANA)  
1010 SOUTH VAN NESS AVENUE, southwest corner at 21st Street; Lots 1 and 1A of Assessor's Block 3615---Request by the Mission Housing Development Corporation (Applicant) for a Planned Unit Development (PUD) pursuant to Section 304 of the Planning Code to demolish a fire-damaged two-story commercial building and accessory parking lot; construction of 30 low-income rental dwelling units in a single four-story wood-frame apartment building on two parcels over partially below-grade parking for 30 spaces. Under Section 304 PUD provisions of the Planning Code, the Applicant seeks exceptions from Planning Code requirements for rear yard depth pursuant to Section 134 (52 feet depth provided where 81 feet is required), front setbacks (none provided where a 2.5 foot setback is required pursuant to Sec. 132) and moderation of building front (none provided where a 2 foot variation in height or depth for each 35 feet of building frontage is required by Sec. 145). The Applicant also seeks Conditional Use authorization from the Planning Commission for construction of a 46 foot tall building in a 50 foot Height District when such authorization is required for a building above 40 feet in any R (Residential) District, pursuant to Section 253 of the Planning Code.

Lot 1A is zoned RM-1 (Residential, Mixed, Low Density) and Lot 1 is zoned RM-2 (Residential, Mixed, Moderate Density) and both lie within a 50-X height and bulk district. Under the Section 209.1 of the Planning Code, 9 dwelling units could be built on Lot 1A, zoned RM-1, and 25 units



could be built on Lot 1, zoned RM-2. Under the PUD provisions of the Planning Code, the Applicant will combine the two lots into one development lot to allow the 30 units on the one combined lot.

**SPEAKERS:** (pro): Daniel Hernandez, project sponsor; Gansuelo \_\_\_\_, project architect; Mike Schumer, S.F. Health Commission; Steven \_\_\_\_, Laura McLalchie; Mathew Fast; Jim Hubert; Sheryl Dickie; Myra Rogers; Kelly Canhell; Alberta Scala; Janice LaMonte; Paul Rubin; Cynthia Lason; Ella Ewin; Eric Quesada; Darryl Hayash; Steven Winfield; Mark Schwartz; Magdalin Sal; Liz Elmae; Ignacio Garcia; Amy Fisherman; Louise Padio; Tom Scott; (con): Laurel Stanley; Tyson Powell; Andy Solow; John Beloumer; Davil Brownell; James Durfee; James Tyler; Marylee Smith Birgham; Lisa Bawer; Karen Folger; Gary Cabatalade; Nancy Stoltz; Al Lopez; Jim Herdrich; Michael Carlyle; Richard Morris; Ed Bingham; Ross Wordrn; Steven Mann; James Durfee; Martin Neely; Douglas Rieth; Anthony Silva; Elizabeth Schip; Mary Ann Hartman; Mayumi Paul; Marion Aird; Ray Suydam; Anne Bloomfield; Franklin Lim Liao; Jennifer Chinlund; Mark Bethel; James Keefer; Howard Thornton

**ACTION:** Following testimony, the Commission closed the public hearing and continued the matter to 11/30/95.

**VOTE:** +5 -0

**ABSENT:** Commissioners Martin and Unobskey

23. 95.551T (ROSETTER)

Residential Zoning Controls -- Consideration of a modification to an ordinance recommended by the City Planning Commission to amend Article 3 of the City Planning Code to provide for a mailed notice and posting process in connection with Department of City Planning review of building permit applications for new dwellings and exterior alterations to dwellings in residentially zoned districts, to require compliance of such applications with Residential Design Guidelines and to prohibit issuance of a demolition permit for a dwelling in a residentially zoned district until issuance by the City of the permit for a replacement building. On October 19, 1995, the Land Use and Housing Committee of the Board of Supervisors recommended adoption of the ordinance except that the notification area described in the ordinance for notifying surrounding property owners of building permit applications be increased from 150 feet to 300 feet. The City Charter requires that the Planning Commission consider modifications prior to final action by the Board of Supervisors.

**SPEAKERS:** Marion Aird, Jake McGoldrick, Gaberial Ng

**ACTION:** Retain 150 sq. ft. notice requirement

**VOTE:** +5 -0

**ABSENT:** Commissioners Martin and Unobskey

24. 95.552T (ROSETTER)

BICYCLE STORAGE FOR ALL CITY-OWNED & CITY-LEASED PROPERTIES.  
Consideration of a proposed amendment to Article 1.5 of the San Francisco



Planning Code which would require installation of bicycle parking spaces in all City-owned and City-leased properties. This matter has been referred by the Board of Supervisors to the Planning Commission for recommendation. After its review, the Planning Commission will return the proposal with the Commission's recommendations to the Board for consideration for adoption into law. If this ordinance is adopted, City-owned and City-leased buildings would have to be provided with a given number of Class 1 and Class 2 bicycle spaces according to the number of employees (or patrons of facilities primarily accommodating the public). According to the proposed ordinance, Class 1 and Class 2 spaces differ in the amount of enclosure and security provided to the bicycle.

**SPEAKERS:** None

**ACTION:** Passed a motion of intent to approve. Final action on 11/16/95.

**VOTE:** +4 -0

**EXCUSED:** Commissioner Lowenberg

**ABSENT:** Commissioners Martin and Unobskey

25. 95.093D (WONG/PASSMORE)

121-23 - 4TH AVENUE, Lot 3 in Assessor's Block 1364 - Request for Discretionary Review of Building Permit Application Nos. 9420847 and 9420848 for the demolition of an existing two-story architecturally significant two-family dwelling and new construction of a two-story-over-garage two-family dwelling.

(Continued from the Regular Meeting of September 14, 1995)

**NOTE:** On September 14, 1995, following testimony, the Commission, under their discretionary review powers, disapproved the demolition request until such time as there is a building permit application that can be approved by a vote of +4 -0. Commissioners Levine, Lowenberg and Martin were absent.

The building permit request was continued to 11/9/95.

**ACTION:** Without hearing, continued to December 7, 1995.

**VOTE:** +5 -0

**ABSENT:** Commissioners Martin and Unobskey

26. 95.313D (PASSMORE)

576 GREENWICH STREET, north side between Stockton and Grant Streets, Lot 22 in Assessor's Block No. 77 - Request for Discretionary Review of Building Permit Application No. 9506190. The proposal is for construction of an addition; part of it three stories and part of it two stories, on the east side of the existing two-story house. The proposal also requires a variance, which is currently under consideration.

(Continued from the Regular Meeting of November 2, 1995)

**ACTION:** Without hearing, continued to November 16, 1995.

**VOTE:** +5 -0

**ABSENT:** Commissioners Martin and Unobskey



27. 95.522D (PASSMORE)  
861 ROCKDALE DRIVE, Lot 35 in Assessor's Block No. 296A - Request for Discretionary Review of Building Permit Application No. 9508126 for a one story addition to the existing one story over garage single family house.  
**ACTION:** Without hearing, continued to January 11, 1996.  
**VOTE:** +5 -0  
**ABSENT:** Commissioners Martin and Unobskey

28. 95.475D (PASSMORE)  
2043 32ND AVENUE, Lot 11 in Assessor's Block No 2152 - Request for Discretionary Review of Building Permit Application No. 9511363 proposing construction of a horizontal addition to the rear of the existing dwelling.  
**ACTION:** Without hearing, continued to November 16, 1995.  
**VOTE:** +5 -0  
**ABSENT:** Commissioners Martin and Unobskey

Adjournment -- 11:15 P.M.

**THE MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON THURSDAY, DECEMBER 14, 1995.**

- ACTION:** Approved as drafted  
**VOTE:** +5 -0  
**ABSENT:** Commissioners Boomer and Unobskey

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

### ACCESSIBLE MEETING POLICY

Hearings will be held at the War Memorial Building while City Hall is closed for repairs, 401 Van Ness Avenue, Room 428, Fourth Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points along McAllister. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.



110995S

**RECENT PLANNING DEPARTMENT PUBLICATIONS**

<b><u>DOCUMENT NAME</u></b>	<b><u>PUBLISH DATE</u></b>	<b><u>AMOUNT</u></b>
Civic Center Strategic Plan	3/1/95	\$ 1.00
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Residential Design Guidelines		0.00
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#21  
11/16/95

MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
NOVEMBER 16, 1995  
ROOM 428, WAR MEMORIAL BUILDING  
401 VAN NESS AVENUE  
1:30 P.M.

DOCUMENTS DEPT.

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PRESENT: Commissioners Boomer, Levine, Lowenberg, Martin, Prowler, Unobskey  
ABSENT: Commissioner Fung

IN THE ABSENCE OF BOTH THE PRESIDENT AND VICE PRESIDENT, THE METING WAS CALLED TO ORDER BY COMMISSION SECRETARY AVERY AT 1:38 P.M. MEMBERS PRESENT AT THAT TIME ELECTED COMMISSIONER LOWENBERG TO CHAIR THE MEETING.

STAFF IN ATTENDANCE: Lucian Blazej - Director of Planning, Robert Passmore - Zoning Administrator, Larry Badiner, Bill Wycko, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 95.372C (ANDRADE)  
2260 BAYSHORE BOULEVARD, Lot 48 in Assessor's Block 6237; northwest corner of Raymond Avenue and Bayshore Boulevard: Request for Conditional Use Authorization to establish automotive repair use in the NC-3 (Neighborhood Commercial Moderate Scale) District.  
(Proposed for continuance to December 7, 1995)

ACTION: Continued as proposed

VOTE: +5 -0

ABSENT: Commissioners Fung and Unobskey

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

SPEAKERS: 1. Patricia Vaughey, re: 2602 Lombard/Broderic - EXON station neighborhood should receive notice of 5 day test period & toxic clean-up; - Pac-Bell Antennas (Commissioner Boomer requested: -Have rep from Health Dept. at



hearing, -Get report from Maryland for Commission; and -Sponsor to provide material to neighborhood)

2. Michael Page, re: Trust of the Presidio

C. COMMISSIONERS' QUESTIONS AND MATTERS

2. Consideration of adoption -- Draft minutes of October 12, October 19, October 26, and November 2, 1995.

**ACTION:** Minutes of October 12 and October 19, 1995 were continued to 11/30/95. Minutes of October 26 were corrected to show Commissioner Martin as absent on the roster of Commissioners present when the Planning Commission re-convened at 3:30 p.m. Minutes of November 2, 1995 were approved as drafted

**VOTE:** +6 -0

**ABSENT:** Commissioner Fung

D. DIRECTOR'S REPORT

3. DIRECTOR'S ANNOUNCEMENTS

- Mid-Embarcadero preferred alternative at Land Use Committee - continued to January
- Public Station on Greenwich
- 16th & Potrero - S.F. Auto Center

4. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

**BPA:** - 2000 Ulloa continued to November 29, 1995

- Public Kiosk - approved

**Full Board:** Article 3 - Boardman Place - continued to November 29, 1995  
First hearing - passed - Needed for staff to implement

E. TIER III CASES, Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

5. 240 THERESA STREET, Lot 27 in Assessor's Block No. 6781 -- Informational Presentation of Building Permit Application No. 9511691. This is a proposal to construct a two-story addition, at the rear of an existing two-story, single-family dwelling.

**ACTION:** No opposition. No DR. Approved as proposed.

**VOTE:** +6 -0

**ABSENT:** Commissioner Fung

F. UNCONTESTED CASE CALENDAR

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department



staff. The Department, has determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendations is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular schedule hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

6. 95.560Q (ANDRADE)  
2999 PACIFIC AVENUE; Lot 19 in Assessor's Block 976; southwest corner between Baker and Broderick Streets; proposal for a residential, condominium conversion of six dwelling units in the RM-2 (Residential Mixed, Medium Density) District and the 40-X Height and Bulk District.

**ACTION:** No opposition. Approved as Drafted.

**VOTE:** +6 -0

**ABSENT:** Commissioner Fung

**MOTION NO.** 14009

7. 95.507C (GREEN)  
1701 OCTAVIA STREET, northwest corner of Bush Street, Lot 5 in Assessor's Block 663--Request for Conditional Use authorization to amend a previous Commission authorization for a non-conforming full service restaurant located within an RH-2 (Two Family) Residential District.

**SPEAKERS:** Arrow Smith; Joanna Calinsky

**ACTION:** Approved as modified: add language to reflect starting time no earlier than 5:30 p.m.

**VOTE:** +6 -0

**ABSENT:** Commissioner Fung

**MOTION NO.** 14011

**G. CONSIDERATION OF FINDINGS AND FINAL MOTIONS -- PUBLIC HEARING CLOSED**

8. Transbay Terminal and CalTrain (BADINER)  
Consideration of adoption a final resolution on the alternatives for a new Transbay Bus Terminal and the CalTrain Downtown Extension to the Transbay Area.  
**NOTE:** On November 9, 1995, after receiving public testimony, the Commission closed the public hearing and passed a motion of intent to approve a preferred alternative by a vote of +6 -0. Commissioner Martin was absent. Final action on 11/16/95.

**ACTION:** Approved as amended

**VOTE:** +6 -0

**ABSENT:** Commissioner Fung

**RESOLUTION NO.** 14018



9. 95.552T (ROSETTER)  
BICYCLE STORAGE FOR ALL CITY-OWNED & CITY-LEASED PROPERTIES.

Consideration of a proposed amendment to Article 1.5 of the San Francisco Planning Code which would require installation of bicycle parking spaces in all City-owned and City-leased properties. This matter has been referred by the Board of Supervisors to the Planning Commission for recommendation. After its review, the Planning Commission will return the proposal with the Commission's recommendations to the Board for consideration for adoption into law. If this ordinance is adopted, City-owned and City-leased buildings would have to be provided with a given number of Class 1 and Class 2 bicycle spaces according to the number of employees (or patrons of facilities primarily accommodating the public). According to the proposed ordinance, Class 1 and Class 2 spaces differ in the amount of enclosure and security provided to the bicycle.

**NOTE:** On November 9, 1995, after receiving public testimony, the Commission closed the public hearing and passed a motion of intent to approve by a vote of +4 -0. Commissioners Martin and Unobskey were absent and Commissioner Lowenberg was excused. Final action on 11/16/95.

**ACTION:** Approved

**VOTE:** +5 -0

**ABSENT:** Commissioner Fung

**EXCUSED:** Commissioner Lowenberg

**RESOLUTION NO.:** 14010

H. REGULAR CALENDAR

10. 95.216BX (NIXON)

245 - 5TH STREET, east side between Howard and Folsom Streets at Tehama Street, Lot 58 in Assessor's Block 3733: Notice Of Receipt of an application, pursuant to Planning Code Section 309(c), Request For Exception from rear yard requirements pursuant to Planning Code Section 309(a)(1) for a proposal to convert an existing vacant approximately 42,000 sq. ft. warehouse to 26 loft style residential/commercial units, 23 parking spaces, and a 4,200 sq. ft., two level restaurant. The Project is located within a C-3-S (Downtown Commercial Support) District and a 130-F Height and Bulk District.

**ACTION:** Approved

**VOTE:** +6 -0

**ABSENT:** Commissioner Fung

**MOTION NO.:** 14012

11. 94.437T (HERRERA)

OFFICE AFFORDABLE HOUSING PRODUCTION PROGRAM (OAHPP) The proposed amendments will add Section 313 to the San Francisco City Planning Code, extending the duration of the Office Affordable Housing Production Program ordinance, extending the expiration date of interim guidelines credits, allocating funds from the Affordable Housing Fund to update and expand studies showing the relationship between office, other commercial development and housing demand,



adding findings on the city's current housing needs and the validity of the formula for housing production requirements for new office development, and providing for an evaluation of the ordinance.

**SPEAKERS:** Marsha Rosen; Betsey Tweedy; Olsen Lee, Mayor's Office of Housing;  
Andrew Schwartz, Deputy City Attorney

**ACTION:** Approved

**VOTE:** +6 -0

**ABSENT:** Commissioner Fung

**RESOLUTION NO.:** 14013

12. 95.518C (PEARL)

1676 SACRAMENTO STREET, northeast corner of Polk Street; Lot 13 in Assessor's Block 621: -- Request for Conditional Use authorization under Section 723.42 of the Planning Code to establish a full-service restaurant in the Polk Street Neighborhood Commercial District and a 65-A Height and Bulk District.

**SPEAKERS:** Jim Rubin, rep. of sponsor; Marvin Warner, Polk St. Merchants Assoc.  
(-) David Bass

**ACTION:** Approved with conditions as drafted

**VOTE:** +6 -0

**ABSENT:** Commissioner Fung

**MOTION NO.:** 14014

13. 95.434C (ANDRADE)

3916 SACRAMENTO STREET, Lot 8 in Assessor's Block 1014, north side between Cherry and Arguello Street--Request for Conditional Use Authorization to establish a one room "bed and breakfast" for the accommodation of overnight guests, defined as hotel, inn, or hostel per Code Section 209.2(d), in the RM-1 (Residential, Mixed, Low Density) District.

(Continued from the Regular Meeting of November 2, 1995)

**SPEAKERS:** Ed Miriah, sponsor representative; Cathy Manus; Sylvia Munchoff

**ACTION:** Closed public hearing. Intent to disapprove

**VOTE:** +4 -2

**NOES:** Commissoenrs Levine, Prowler

**FINAL LANGUAGE:** November 30, 1995

14. 95.070C (COLEMAN)

70-82 NATOMA STREET, north side between 1st and 2nd Streets, Lots 45A, 46, 53, & 54 in Assessor's Block 3721 - Request for Conditional Use to modify a previous conditional use authorization (Motions Nos. 13469 and 13470) to allow for a two year extension of time to obtain a site development permit for a site located within the C-3-0 district.

(Continued from the Regular Meeting of October 26, 1995)

**SPEAKERS:** Harry O'Brien, representative of sponsor

**ACTION:** Approved

**VOTE:** +6 -0

**ABSENT:** Commislloner Fung

**MOTION NO.:** 14015



15. 95.485C (COLEMAN)  
69 WEST PORTAL AVENUE, south side between Vicente and Ulloa Streets, Lot 23C in Assessor's Block 2979A--Request for authorization of Conditional Use under Section 729.42 of the Planning Code to establish a full service restaurant in the West Portal Neighborhood District in a 26-X Height and Bulk District.  
(Continued from the Regular Meeting of November 2, 1995)

**ACTION:** Without hearing, continued to December 7, 1995

**VOTE:** +6 -0

**ABSENT:** Commissioner Fung

16. 95.356C (COLEMAN)  
890 HAYES STREET, north east corner at Fillmore Street, Lot 13 in Assessor's Block 804--Request for conditional use authorization to expand an existing Residential Care Facility from 70 beds to 99 beds in an RM-1 district per Section 209.3 of the Planning Code.

**SPEAKERS:** Arthur Arguello, representative of Walden House, Joann Minsky

**ACTION:** Approved with conditions as modified

**VOTE:** +6 -0

**ABSENT:** Commissioner Fung

**MOTION NO.:** 14016

17. 95.357C (COLEMAN)  
214 HAIGHT STREET, northside between Laguna and Buchanan Streets, Lot 29 in Assessor's Block 851--Request for conditional use authorization to expand an existing Residential Care Facility in an RM-2 district from 45 beds to 55 beds per Section 209.3 of the Planning Code.

**ACTION:** Approved with conditions as drafted

**VOTE:** +6 -0

**ABSENT:** Commissioner Fung

**MOTION NO.:** 14017

18. 95.597C (GREEN)  
3933 - 24TH STREET, south side between Sanchez and Noe Streets, Lot 35 in Assessor's Block 6508--Request for Conditional Use authorization to amend a previous Commission authorization (Resolution No. 8696) by converting a small self service ice cream restaurant to a bagel shop within the 24th Street Noe Valley NCD.

**SPEAKERS:** (pro): Jeff Codwegio, representative of sponsor; (con): Ron Olsen; Peggy Linardowicz; Tim Province

**ACTION:** Motion to approve with conditions

**VOTE:** +3 -3

**NOES:** Commissioners Boomer, Levine, Martine

**ABSENT:** Commissioner Fung

**Final Decision on Consent Calendar:** November 30, 1995



19. 95.313D (PASSMORE)  
576 GREENWICH STREET, north side between Stockton and Grant Streets, Lot 22 in Assessor's Block No. 77 - Request for Discretionary Review of Building Permit Application No. 9506190. The proposal is for construction of an addition; part of it three stories and part of it two stories, on the east side of the existing two-story house. The proposal also requires a variance, which is currently under consideration.

(Continued from the Regular Meeting of November 9, 1995)

**ACTION:** Approved based on agreement reached between both sides

**VOTE:** +4 -0

**ABSENT:** Commissioners Boomer, Fung, Martin

20. 95.475D (PASSMORE)  
2043 32ND AVENUE, Lot 11 in Assessor's Block No 2152 - Request for Discretionary Review of Building Permit Application No. 9511363 proposing construction of a horizontal addition to the rear of the existing dwelling.

(Continued from the Regular Meeting of November 9, 1995)

**SPEAKERS:** (pro): Tom Neese, Project designer; Dinarco Delica; (con): Tina Fong, David Morris; Daughter of Mrs. Lucas

**ACTION:** Approve - no larger than 20 feet to exterior building; ten foot set back at discretion of Department

**VOTE:** +4 -0

**ABSENT:** Commissioners Boomer, Fung, Martin

21. 95.314D (PASSMORE)  
60 LOWER TERRACE, Lot 27 in Assessor's Block No. 2626 - Request for Discretionary Review of Building Permit Application No. 9506089 proposing construction of a single family residence in an RH-1 District.

(Continued from Regular Meeting of October 12, 1995)

**SPEAKERS:** (pro): Alice Barkley, representative of sponsor; Grey Bragena, project architect team

**ACTION:** Approve staff position (November 7, 1995) look at design of garage doors.

**VOTE:** +4 -0

**ABSENT:** Commissioners Boomer, Fung, Martin

22. 95.428D (PASSMORE)  
125 CARMEL STREET south side between Shrader and Cole Streets, Lot 34 in Assessor's Block No. 1294 -- Request for Discretionary Review of Building Permit Application No. 9508062. The proposal is for construction of a third floor partial addition at the rear of the existing three-story single family house. The subject building is on an upsloping lot.

**ACTION:** Without a hearing, continued indefinitely

**VOTE:** +4 -0

**ABSENT:** Commissioners Boomer, Fung, Martin



23. 95.600D (PASSMORE)  
177 MONTCALM STREET, between Franconia and Macedonia Streets, Lot 27 in Assessor's Block No. 5536A - Request for Discretionary Review of Building Permit Application No. 9509224. The proposal is for construction of a three story single family dwelling.

**SPEAKERS:** (con): Alan Percell (D.R. requestor); Ron Bixler; (pro): Maryke; Tercy Milne; Jeffrey Grats; Casper Moye; Joe Peretti

**ACTION:** Approved as proposed

**VOTE:** +4 -0

**ABSENT:** Commissioners Boomer, Fung, Martin

Adjournment -- 7:27 P.M.

**THE DRAFT MINUTES ARE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON THURSDAY, DECEMBER 14, 1995.**

**ACTION:** Approved as drafted

**VOTE:** +5 -0

**ABSENT:** Commissioners Boomer and Unobskey

**NOTE ON APPEALS:** Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

**NOTE:** For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

### **ACCESSIBLE MEETING POLICY**

Hearings will be held at the War Memorial Building while City Hall is closed for repairs, 401 Van Ness Avenue, Room 428, Fourth Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points along McAllister. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

### **KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE**

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business.



This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at 554-6075.

111695S

**RECENT PLANNING DEPARTMENT PUBLICATIONS**

<b><u>DOCUMENT NAME</u></b>	<b><u>PUBLISH DATE</u></b>	<b><u>AMOUNT</u></b>
Civic Center Strategic Plan	3/1/95	\$ 1.00
Commerce & Industry Inventory Update	8/1/95	2.00
Destination Downtown - Downtown Streetscape Plan	6/1/95	12.00
Housing Information Series, Changes in the Housing Inventory	9/1/95	3.00
Hunters Point Shipyard - Land Use Plan	11/1/95	0.00
<u>Design for Development Framework</u>		
Hunters Point Shipyard - Shipyard Futures	3/1/95	0.00
Amendments to the Master Plan	10/1/95	15.00
Residential Design Guidelines		0.00
South Bayshore Area Plan, Proposal for Adoption	4/1/95	5.00
Transbay Area Plan Background Data Report	2/27/95	10.00
Transportation Element	5/1/95	12.00

To obtain a copy of any of the above listed publications, or for a more complete list of Planning Department Publications, visit the Department's Reception Counter at 1660 Mission Street, Fifth Floor, San Francisco, CA 94103

These and other Planning Department reports are also available for public reference in Public Libraries.







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Addendum

## ADDENDUM

MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY 95  
NOVEMBER 30, 1993  
ROOM 428, WAR MEMORIAL BUILDING  
401 VAN NESS AVENUE  
1:00 P.M.

DOCUMENTS DEPT.

DEC 20 1995

SAN FRANCISCO  
PUBLIC LIBRARY

### CLOSED SESSION

CONVENED INTO SESSION AT 1:15 P.M.

CLOSED SESSION WITH CITY ATTORNEY OFFICE TO DISCUSS SCHULZ v. CITY, (U.S. COURT OF APPEALS ACTION NO. 95-15703; CAL. COURT OF APPEAL ACTION NO. A071672). The City Attorney's Office has recommended that the City Planning Commission convene in closed session on November 30, 1995, to discuss pending litigation on this matter under California Government Code §54956.9(a).

Adjournment -- 1:35 P.M.

ACTION: No disclosure

VOTE: +6 -0

ABSENT: Commissioner Lowenberg



MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING

THURSDAY  
NOVEMBER 30, 1995  
ROOM 428, WAR MEMORIAL BUILDING  
401 VAN NESS AVENUE  
1:30 P.M.

DOCUMENTS DEPT.  
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SAN FRANCISCO  
PUBLIC LIBRARY

12:00 P.M.

**CLOSED SESSION - DIRECTOR'S PERFORMANCE EVALUATION**

**ACTION:** No disclosure

**VOTE:** +5 -0

**ABSENT:** Commissioners Lowenberg and Prowler

Adjournment -- 1:12 P.M.

**PRESENT:** Commissioners Boomer, Fung, Levine, Martin, Prowler, Unobskey

**ABSENT:** Commissioner Lowenberg

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT UNOBSKEY AT 1:45 P.M.**

**STAFF IN ATTENDANCE:** Lucian Blazej - Director of Planning, Robert Passmore - Zoning Administrator, Bary Pearl, Susana Montana, Linda Avery - Commission Secretary

**A. ITEMS TO BE CONTINUED**

1. 95.544C (CHIONG)  
2761-2791 24TH STREET, Lot 36 in Assessor's Block 4266: Request for conditional use authorization to construct a second story addition of approximately 3,000 sq. ft. over ground level commercial space and theater to be utilized for classrooms and offices within the 24th Street Mission Neighborhood Commercial District.  
(Proposed for continuance to December 7<sup>th</sup>, 1995)  
**ACTION:** Continued as amended  
**VOTE:** +6 -0  
**ABSENT:** Commissioner Lowenberg
2. 94.555EC (PAEZ)  
801-831 SILVER AVENUE, north side at Cambridge Street, Lot 25 in Assessor's Block 5900A: Request for a Conditional Use to allow the expansion of an existing private religious school to accommodate up to 900 students within 36 classrooms (preschool through eighth grade) and to provide up to five units of on-site housing,



as well as to treat the approximately 4.8 acre site as a Planned Unit Development allowing modification of the City Planning Code requirements for front setback and rear yard open area to permit the existing paved vehicular access driveways and off-street parking areas to be relocated and reconfigured. The request also includes review of the request to demolish approximately 21,336 square-feet of the existing Architecturally Significant school building, construction of an approximately 60,000 square-foot addition and for the seismic retrofit of the portion of the existing building to be retained, for consistency with Section 101.1 of the City Planning Code. The subject site is located in an RH-1 (Residential House, One-Family) District and within a 40-X Height and Bulk District.

(Proposed for continuance to ~~December 14~~ January 11, 1995)

**ACTION:** Continued as amended

**VOTE:** +6 -0

**ABSENT:** Commissioner Lowenberg

**B. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

(1) Patricia Vaughney, re: -invite CPC to decorate meters on Clement St. Saturday at 9:30 am; -Committee on Jobs; (2) Norman Rolph, re: The London Subway system

**C. COMMISSIONERS' QUESTIONS AND MATTERS**

3. Consideration of adoption -- Draft minutes of October 12, October 19, November 9, and November 16, 1995.

**ACTION:** None

**D. DIRECTOR'S REPORT**

**4. DIRECTOR'S ANNOUNCEMENTS**

-Residential Zoning Controls will now be referred to Sec. 311 of the Code  
-SF Master Plan Celebration on Wed, 12/20 from 6-9 p.m., Green Rm, 401 Van Ness  
-21st and Sanchez

**5. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS**

BPA: -2 units on 19th Street upheld  
-1300 26th Ave. cont to January



-DeHaro St. live/work units cont. one week  
-Boardman Place continued

6. (GHOSH)

DEPARTMENT'S YEAR END PERFORMANCE REPORT--Review of Long Range Planning accomplishments during FY 1994-95, assessment of FY 95-96 work program and FY 95-96 First Quarter Report.

(Continued from the Regular meeting of November 9, 1995)

**ACTION:** Without hearing, continued to 12/7/95

**VOTE:** +6 -0

**ABSENT:** Commissioner Lowenberg

E. TIER III CASES, Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

7. 20 - 16TH AVENUE, Lot 11 in Assessors Block No. 1343 -- Informational Presentation of Building Permit Application No. 9514126. The proposal is for a one story horizontal addition to the rear of the existing 3 story single family home.

**ACTION:** No opposition. No DR. Approved as drafted.

**VOTE:** +6 -0

**ABSENT:** Commissioner Lowenberg

F. CONSENT CALENDAR -- PUBLIC HEARING CLOSED

The following matter is being brought before the full body of the Commission for action. At the Regular Meeting of the City Planning Commission on November 16, 1995, after receiving public testimony, then closing the public hearing, it was moved and seconded that this matter be approved with conditions as drafted. The resulting vote was +3 -3 with Commissioners Boomer, Levine, and Martin dissenting. Commissioner Fung was absent. The absent commissioner will be provided copies of the hearing tape and case material to review prior to action.

8. 95.597C (GREEN)

3933 - 24TH STREET, south side between Sanchez and Noe Streets, Lot 35 in Assessor's Block 6508--Request for Conditional Use authorization to amend a previous Commission authorization (Resolution No. 8696) by converting a small self service ice cream restaurant to a bagel shop within the 24th Street Noe Valley NCD.

**SPEAKERS:** Ron Olson, Evone Borg, Paul Candice, Tim Province

**ACTION:** Commissioners passed a motion to resend the action taken on November 16, 1995, by a vote of +6 -0 with Commissioner Lowenberg absent. Following further discussion, the Commission approved the project with modifications to the conditions

**VOTE:** +5 -1

**NO:** Commissioner Martin

**ABSENT:** Commissioner Lowenberg

**MOTION NO.** 14019



**G. CONSIDERATION OF FINDINGS AND FINAL MOTIONS -- PUBLIC HEARING CLOSED**

9. 95.434C (ANDRADE)

3916 SACRAMENTO STREET, Lot 8 in Assessor's Block 1014, north side between Cherry and Arguello Street--Request for Conditional Use Authorization to establish a one room "bed and breakfast" for the accommodation of overnight guests, defined as hotel, inn, or hostel per Code Section 209.2(d), in the RM-1 (Residential, Mixed, Low Density) District.

(Continued from the Regular Meeting of November 16, 1995)

**NOTE:** On November 16, 1995, after receiving public testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote of +4 -2 with Commissioners Levine and Prowler voting no, and Commissioner Fung was absent.

**ACTION:** Without hearing, continued to 12/7/95

**VOTE:** +6 -0

**ABSENT:** Commissioner Lowenberg

**H. REGULAR CALENDAR**

10. 95.387L **PUBLIC HEARING CLOSED** (MARSH)

2475 GREENWICH STREET-NORTH END POLICE STATION, Lot 15 in Assessor's Block 513. Acting on the advice of the Landmarks Preservation Advisory Board to designate a Landmark pursuant to Section 1004 of the Planning Code. The subject property is located within a RH-2 (House, Two Family) District and a 40-X Height and Bulk District.

**NOTE:** On November 9, 1995, by a vote of +5 -0 (Commissioners Martin and Unobskey were absent), the Commission closed the public hearing following public testimony, and continued the matter to November 30, 1995 with instructions that the absent commissioners were to be given the hearing tape and case material for review prior to Commission action.

**ACTION:** Without hearing, continued to 1/25/96

**VOTE:** +6 -0

**ABSENT:** Commissioner Lowenberg

11. 95.348C (PEARL)

1700 HAIGHT STREET, northwest corner of Cole Street; Lot 33 in Assessor's Block 1229: -- Request for Conditional Use authorization under Section 719.83 of the Planning Code to install a total of nine antennas and a base transceiver station as part of a wireless communication network on the roof of the existing building located in the Haight Street Neighborhood Commercial District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of November 9, 1995)

**SPEAKERS:** (pro) Howard Wexler, Lynn Bunim, Jim Tuphill, Jerry Bushberg, Richard Lee - Dealth Dept, Ben Gale - Bureau of Health Services, Dave Antonini, Gloria Root, Theresa Burke, Pat Christensen, Melinna Gershik, Mueller, (con) Brooke Sampson, Mary Irene Zemanek, Jeanette Kearny,



Father Serge, Albert Hom, Patricia Voughey, Sunne McPeak, Philip Carleton, Jan Diamond, Cecil Bernadette, Deborah Ogden

**ACTION:** Following testimony, the Commission continued the matter to 12/14/95

**VOTE:** +6 -0

**ABSENT:** Commissioner Lowenberg

12. 95.389C (PEARL)

6143-6153 GEARY BOULEVARD, southeast corner of 26th Avenue; Lot 35A in Assessor's Block 1519: -- Request for Conditional Use authorization under Section 712.83 of the Planning Code to install a total of six antennas and two base transceiver stations as part of a wireless communication network on the roof of the existing building located in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of November 9, 1995)

**SPEAKERS:** (pro) Howard Wexler, Lynn Bunim, Jim Tuphill, Jerry Bushberg, Richard Lee - Dealth Dept, Ben Gale - Bureau of Health Services, Dave Antonini, Gloria Root, Theresa Burke, Pat Christensen, Melinna Gershik, Mueller, (con) Brooke Sampson, Mary Irene Zemanek, Jeanette Kearny, Father Serge, Albert Hom, Patricia Voughey, Sunne McPeak, Philip Carleton, Jan Diamond, Cecil Bernadette, Deborah Ogden

**ACTION:** Following testimony, the Commission continued the matter to 12/14/95

**VOTE:** +6 -0

**ABSENT:** Commissioner Lowenberg

13. 95.390C (PEARL)

2696 GEARY BOULEVARD, north side, between Masonic Avenue and Emerson Street; Lot 04 in Assessor's Block 1071: -- Request for Conditional Use authorization under Section 712.83 of the Planning Code to install a total of six antennas and two base transceiver stations as part of a wireless communication network on the existing building located in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of November 9, 1995)

**SPEAKERS:** (pro) Howard Wexler, Lynn Bunim, Jim Tuphill, Jerry Bushberg, Richard Lee - Dealth Dept, Ben Gale - Bureau of Health Services, Dave Antonini, Gloria Root, Theresa Burke, Pat Christensen, Melinna Gershik, Mueller, (con) Brooke Sampson, Mary Irene Zemanek, Jeanette Kearny, Father Serge, Albert Hom, Patricia Voughey, Sunne McPeak, Philip Carleton, Jan Diamond, Cecil Bernadette, Deborah Ogden

**ACTION:** Following testimony, the Commission continued the matter to 12/14/95

**VOTE:** +6 -0

**ABSENT:** Commissioner Lowenberg

14. 95.391C (PEARL)

1400 LOMBARD STREET, southwest corner of Van Ness Avenue; Lot 10 in Assessor's Block 498: -- Request for Conditional Use authorization under Section 209.6.(b) of the Planning Code to install a total of six antennas and two base



transceiver stations as part of a wireless communication network on the roof of the existing building located in an RC-3 (Residential-Commercial, Combined: Medium Density) District and a 65-A Height and Bulk District.

(Continued from Regular Meeting of November 9, 1995)

**SPEAKERS:** (pro) Howard Wexler, Lynn Bunim, Jim Tuphill, Jerry Bushberg, Richard Lee - Dealth Dept, Ben Gale - Bureau of Health Services, Dave Antonini, Gloria Root, Theresa Burke, Pat Christensen, Melinna Gershik, Mueller, (con) Brooke Sampson, Mary Irene Zemanek, Jeanette Kearny, Father Serge, Albert Hom, Patricia Voughey, Sunne McPeak, Philip Carleton, Jan Diamond, Cecil Bernadette, Deborah Ogden

**ACTION:** Following testimony, the Commission continued the matter to 12/14/95

**VOTE:** +6 -0

**ABSENT:** Commissioner Lowenberg

15. 95.392C (PEARL)

2505 LOMBARD STREET, southwest corner of Divisadero Street; Lot 01 in Assessor's Block 938: -- Request for Conditional Use authorization under Section 712.83 of the Planning Code to install a total of six antennas and two base transceiver stations as part of a wireless communication network on the roof of the existing building located in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of November 9, 1995)

**SPEAKERS:** (pro) Howard Wexler, Lynn Bunim, Jim Tuphill, Jerry Bushberg, Richard Lee - Dealth Dept, Ben Gale - Bureau of Health Services, Dave Antonini, Gloria Root, Theresa Burke, Pat Christensen, Melinna Gershik, Mueller, (con) Brooke Sampson, Mary Irene Zemanek, Jeanette Kearny, Father Serge, Albert Hom, Patricia Voughey, Sunne McPeak, Philip Carleton, Jan Diamond, Cecil Bernadette, Deborah Ogden

**ACTION:** Following testimony, the Commission continued the matter to 12/14/95

**VOTE:** +6 -0

**ABSENT:** Commissioner Lowenberg

16. 95.393C (PEARL)

669-677 PORTOLA DRIVE, south side, between Teresita Boulevard and Fowler Avenue; Lot 17 in Assessor's Block 2901B: -- Request for Conditional Use authorization under Section 710.83 of the Planning Code to install a total of six antennas and two base transceiver stations as part of a wireless communication network on the roof of the existing building located in an NC-1 (Neighborhood Commercial Cluster) District and a 26-X Height and Bulk District.

(Continued from Regular Meeting of November 9, 1995)

**SPEAKERS:** (pro) Howard Wexler, Lynn Bunim, Jim Tuphill, Jerry Bushberg, Richard Lee - Dealth Dept, Ben Gale - Bureau of Health Services, Dave Antonini, Gloria Root, Theresa Burke, Pat Christensen, Melinna Gershik, Mueller, (con) Brooke Sampson, Mary Irene Zemanek, Jeanette Kearny, Father Serge, Albert Hom, Patricia Voughey, Sunne McPeak, Philip Carleton, Jan Diamond, Cecil Bernadette, Deborah Ogden



**ACTION:** Following testimony, the Commission continued the matter to 12/14/95

**VOTE:** +6 -0

**ABSENT:** Commissioner Lowenberg

17. 95.394C (PEARL)

2324 MARKET STREET, northwest side, between 16th and Castro Streets; Lot 4 in Assessor's Block 3562: -- Request for Conditional Use authorization to install a total of six antennas and two base transceiver stations as part of a wireless communication network on the roof of the existing building located in an Upper Market Neighborhood Commercial District and a 40-X Height and Bulk District.  
(Continued from Regular Meeting of November 9, 1995)

**SPEAKERS:** (pro) Howard Wexler, Lynn Bunim, Jim Tuphill, Jerry Bushberg, Richard Lee - Health Dept, Ben Gale - Bureau of Health Services, Dave Antonini, Gloria Root, Theresa Burke, Pat Christensen, Melinna Gershik, Mueller, (con) Brooke Sampson, Mary Irene Zemanek, Jeanette Kearny, Father Serge, Albert Hom, Patricia Voughey, Sunne McPeak, Philip Carleton, Jan Diamond, Cecil Bernadette, Deborah Ogden

**ACTION:** Following testimony, the Commission continued the matter to 12/14/95

**VOTE:** +6 -0

**ABSENT:** Commissioner Lowenberg

18. 95.553C (BERKOWITZ)

2143-2145 TARAVAL STREET, south side between 31st and 32nd Avenues, Lot 41 in Assessor's Block 2394: Request for Conditional Use authorization to establish an animal hospital in an NC-2 (Small-Scale Neighborhood Commercial) District.

**SPEAKERS:** None

**ACTION:** Approved with conditions as drafted

**VOTE:** +4 -0

**ABSENT:** Commissioners Fung, Boomer, Lowenberg

**MOTION NO.** 14020

19. 95.529C (ANDRADE)

1735 TARAVAL STREET, Lot 42 in Assessor's Block 2398; south side between 27th and 28th Avenues: Request for conditional use authorization to establish an 1100 sq. ft. full service restaurant with seating for up to 49 persons in the NC-2 (Neighborhood Commercial, Small Scale) District and the Taraval Street Restaurant and Fast Food Subdistrict, per Code Section 781.1.

**SPEAKERS:** None

**ACTION:** Approved with conditions as drafted

**VOTE:** +4 -0

**ABSENT:** Commissioners Fung, Boomer, Lowenberg

**MOTION NO.** 14021

20. 95.584Q (ANDRADE)

2444 VAN NESS AVENUE, east side between Union and Green Streets; Lot 12 in Assessor's Block 547: Six unit, residential and one unit commercial, condominium



conversion subdivision in an RC-3 (Residential Commercial Combined, Low Density) District and 65-A Height and Bulk District.

**SPEAKERS:** None

**ACTION:** Approved to allow the curb cut as being in conformity with the Master Plan.

**VOTE:** +4 -0

**ABSENT:** Commissioners Fung, Boomer, Lowenberg

21. 95.255C **PUBLIC HEARING CLOSED** (MONTANA)

1010 SOUTH VAN NESS AVENUE, southwest corner at 21st Street; Lots 1 and 1A of Assessor's Block 3615---Request by the Mission Housing Development Corporation (Applicant) for a Planned Unit Development (PUD) pursuant to Section 304 of the Planning Code to demolish a fire-damaged two-story commercial building and accessory parking lot; construction of 30 low-income rental dwelling units in a single four-story wood-frame apartment building on two parcels over partially below-grade parking for 30 spaces. Under Section 304 PUD provisions of the Planning Code, the Applicant seeks exceptions from Planning Code requirements for rear yard depth pursuant to Section 134 (52 feet depth provided where 81 feet is required), front setbacks (none provided where a 2.5 foot setback is required pursuant to Sec. 132) and moderation of building front (none provided where a 2 foot variation in height or depth for each 35 feet of building frontage is required by Sec. 145). The Applicant also seeks Conditional Use authorization from the Planning Commission for construction of a 46 foot tall building in a 50 foot Height District when such authorization is required for a building above 40 feet in any R (Residential) District, pursuant to Section 253 of the Planning Code.

Lot 1A is zoned RM-1 (Residential, Mixed, Low Density) and Lot 1 is zoned RM-2 (Residential, Mixed, Moderate Density) and both lie within a 50-X height and bulk district. Under the Section 209.1 of the Planning Code, 9 dwelling units could be built on Lot 1A, zoned RM-1, and 25 units could be built on Lot 1, zoned RM-2. Under the PUD provisions of the Planning Code, the Applicant will combine the two lots into one development lot to allow the 30 units on the one combined lot.

**NOTE:** On November 9, 1995, by a vote of +5 -0 (Commissioners Martin and Unobskey were absent), the Commission closed the public hearing following public testimony, and continued the matter to November 30, 1995.

**SPEAKERS:** Kate Stacey, Deputy City Attorney; Olsen Lee, Mayor's Office of Housing; Alicia Klein, Mayor's Office of Housing; (con) Laurel Stanley, James Tyler

**ACTION:** Approved with conditions as modified

**VOTE:** +4 -0

**EXCUSED:** Commissioner Unobskey

**ABSENT:** Commissioners Lowenberg and Martin

**MOTION NO.** 14022



AT APPROXIMATELY 5:30 P.M. THE CITY PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

22. 95.269D (PASSMORE)

1467 FLORIDA STREET, east side of Florida Street between Army and 26th Streets, Lot 8 in Assessor's Block No. 4336 - Request for Discretionary Review of Building Permit Application No. 9503445. The proposal is to add another off-street parking space in order to legalize a second dwelling unit that was constructed without record of a permit, on the third floor of the existing two-story over garage, single-family dwelling. It is also proposed to legalize the existing third floor sun room constructed without permit, and to remove rear porch enclosures, on the second and the third floors, which then would be maintained as decks.

**SPEAKERS:** (con) Veronica Lopez, DR requestor; Charles Jackson, rep of DR requestor; (pro) Aldo Stemberga, project owner; Corazone

**ACTION:** Approved as proposed with direction to owner to clean common areas within two weeks.

**VOTE:** +4 -0

**ABSENT:** Commissioners Martin, Prowler and Lowenberg

23. 95.612D (PASSMORE)

750 BRUNSWICK STREET, between Whittier and Oliver, Lot 14 in Assessor's Block No. 6473 - Request for Discretionary Review of Building Permit Application No. 9505614. The proposal is to add two stories in front of the existing one story building and one story on top of the existing building.

**SPEAKERS:** (con) Nick Popiflak, rep of DR requestor; Mary Popiflak, DR requestor; (pro) Rolando Vegas, rep of project owner; Fluira Tercero, project owner

**ACTION:** Approved with modification that requires a 4 foot side setback.

**VOTE:** +4 -0

**ABSENT:** Commissioners Martin, Prowler and Lowenberg

Adjournment -- 7:50 P.M.

**THE DRAFT MINUTES ARE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING ON THURSDAY, DECEMBER 14, 1995**

**ACTION:** Approved as drafted

**VOTE:** +5 -0

**ABSENT:** Commissioners Boomer and Unobskey

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.



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113095S

### RECENT PLANNING DEPARTMENT PUBLICATIONS

<u>DOCUMENT NAME</u>	<u>PUBLISH DATE</u>	<u>AMOUNT</u>
Civic Center Strategic Plan	3/1/95	\$ 1.00
Commerce & Industry Inventory Update	4/1/95	2.00
Commerce & Industry Inventory	8/1/95	12.00
Destination Downtown - Downtown Streetscape Plan	6/1/95	12.00
Housing Information Series, Changes in the Housing Inventory	9/1/95	3.00
Hunters Point Shipyard - Land Use Plan	11/1/95	0.00
<u>Design for Development Framework</u>		
Hunters Point Shipyard - Shipyard Futures	3/1/95	0.00



Amendments to the Master Plan	10/1/95	15.00
Neighborhood Organization Directory	10/01/95	5.00
Residential Design Guidelines		0.00
Single Room Occupancy Guidelines	9/1/95	2.00
South Bayshore Area Plan, Proposal for Adoption	4/1/95	5.00
Transbay Area Plan Background Data Report	2/27/95	10.00
Transportation Element	5/1/95	12.00

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C55  
#21  
12/7/95

MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
DECEMBER 7, 1995  
ROOM 428, WAR MEMORIAL BUILDING  
401 VAN NESS AVENUE  
1:30 P.M.

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**PRESENT:** Commissioners Boomer, Fung, Levine, Lowenberg, Prowler, Unobskey  
**ABSENT:** Commissioner Martin

**THE METING WAS CALLED TO ORDER BY PRESIDENT UNOBSKEY AT 1:35 P.M.**

**STAFF IN ATTENDANCE:** Lucian Blazej - Director of Planning, Robert Passmore -  
Zoning Administrator, Gene Coleman - Acting Commission Secretary

**A. ITEMS TO BE CONTINUED**

1. 95.551ETZ (ROSETTER)  
INTERIM RESIDENTIAL ZONING CONTROLS, consideration of adopting as an interim control an amendment to Article 3 of the City Planning Code that provides for special mailed notice and posting process in connection with Department of City Planning review of building permit applications for new dwellings and exterior alterations to dwellings in residentially zoned districts, and requires compliance of such applications with Residential Design Guidelines adopted by the City Planning Commission, and prohibits issuance of a demolition permit for a dwelling in a residentially zoned district until issuance by the City of the permit for a replacement building. These controls resulted from a previously-initiated, more extensive proposal advertised May 26, 1995. On September 21, 1995, the City Planning Commission adopted a resolution recommending that the Board of Supervisors pass these controls as permanent controls. On October 19, 1995, the Board of Supervisor's Land Use Committee referred the matter to the full Board with a recommendation that the notification area be extended from the proposed 150 feet to 300 feet. (Such modification would require a reconsideration by the Planning Commission.) These controls are being considered for adoption by the Planning Commission as interim controls pending passage as permanent controls. (Continued from the Regular Meeting of October 26, 1995)  
(This matter has been withdrawn)

**ACTION:** None. Shown only for informational notice.

2. 95.250E (NISHIMURA)  
2233 Vicente Street, southeast corner of 34th Avenue; Lot 14 in Assessor's Block 2463-A; within an NC-1 (Neighborhood Commercial Cluster) District and 40-X



Height and Bulk District. **Appeal of Preliminary Negative Declaration** for proposed conversion of a vacant hardware and building supply store to a church with a seating capacity of up to 196 people and a childcare center providing weekday, day-care for up to 96 children, on an approximately 12,700 square foot lot with 107.25 feet of frontage on Vicente Street and 80 feet of frontage on 34th Avenue. A second story would be created within the existing building and added to an existing one-story, rear portion. A two-story addition would be built to expand the existing building into the lot's existing parking area. Seven parking spaces would be provided on the project site. Conditional Use Authorization would be required from the Planning Commission for the proposed development of a site larger than 4,999 square feet, the addition of new floor area greater than 2,999 square feet, and for the second story church use.

(Continued from the Regular Meeting of November 2, 1995)

**(Proposed for continuance to January 25, 1996)**

**ACTION:** Continued as proposed

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

3. 95.485C (COLEMAN)

69 WEST PORTAL AVENUE, south side between Vicente and Ulloa Streets, Lot 23C in Assessor's Block 2979A--Request for authorization of Conditional Use under Section 729.42 of the Planning Code to establish a full service restaurant in the West Portal Neighborhood District in a 26-X Height and Bulk District.

(Continued from the Regular Meeting of November 16, 1995)

**(Proposed for continuance to December 14, 1995)**

**ACTION:** Continued as proposed

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

4. 95.268CV (PEARL)

2940 FOLSOM STREET -- west side, between 25th and 26th Streets; Lot 08 in Assessor's Block 6525: -- Request for Conditional Use authorization under Section 209.1(g) of the Planning Code to establish five dwelling units within an existing one-story industrial building in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.

**(Proposed for indefinite continuance)**

**ACTION:** Continued as proposed

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

## B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the



public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

**(1) Patricia Vaughney, re: Pac Bell Antennas--procedures for handling them and the cumulative effects of such cases.**

C. COMMISSIONERS' QUESTIONS AND MATTERS

- South Van Ness Car Repair
- Polk Street multi purpose center
- Clay Street Progress Foundation
- Status of Van Ness SUD text amendment for adult entertainment
- Auto Center changes
- Pagoda Theater application
- will SRO guidelines be adopted?
- How does new charter effect the Department?

D. DIRECTOR'S REPORT

5. DIRECTOR'S ANNOUNCEMENTS

- Sec 311 Rincon Hill SUD (special sign dist) appealed at Board of Supervisors
- Lakeshore Plaza closing an exit--hearing to be held

6. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

- BPA:
- 11 Boardman Place upheld
  - approved 3rd fl addition at 2000 Ulloa
  - 37-43 Hancock continued

7. (GHOSH)

DEPARTMENT'S YEAR END PERFORMANCE REPORT--Review of Long Range Planning accomplishments during FY 1994-95, assessment of FY 95-96 work program and FY 95-96 First Quarter Report.

(Continued from the Regular meeting of November 30, 1995)

**ACTION:** Without hearing, continued to 12/14/95

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

E. TIER III CASES, Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

8. 1861 DONNER AVENUE, Lot 24 in Assessor's Block No. 5440A - Informational Presentation of Building Permit Application No. 9517218. The proposal is for construction of one two-story, single-family dwelling on a vacant lot.

**ACTION:** No opposition. No DR. Approved as proposed

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin



9. 1630 8TH AVENUE, Lot 3 in Assessor's Block No. 1936 - Informational Presentation of Building Permit Application No. 9510860. The proposal is to construct a two-story over basement addition, at the rear of an existing two-story over basement, single-family dwelling.

**ACTION:** DR filed 11/16/95. Taken off calendar for consideration.

10. 1058 - CAPITOL AVENUE, Lot 35 in Assessor's Block 6984 - Informational Presentation of Building Permit Application Numbers 9515664 and 9515665. The proposal is to demolish existing structures and construct new single-family dwelling.

**ACTION:** No opposition. No DR. Approved as proposed

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

11. 4070 23RD STREET informational presentation of Building Permit Application Number 9513280 proposing to demolish existing rear porch and construct one-story rear addition above basement, alter facade and interior.

**ACTION:** No opposition. No DR. Approved as proposed

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

F. CONSIDERATION OF FINDINGS AND FINAL MOTIONS -- PUBLIC HEARING CLOSED

12. 95.434C (ANDRADE)  
3916 SACRAMENTO STREET, Lot 8 in Assessor's Block 1014, north side between Cherry and Arguello Street--Request for Conditional Use Authorization to establish a one room "bed and breakfast" for the accommodation of overnight guests, defined as hotel, inn, or hostel per Code Section 209.2(d), in the RM-1 (Residential, Mixed, Low Density) District.

(Continued from the Regular Meeting of November 30, 1995)

**NOTE:** On November 16, 1995, after receiving public testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote of +4 -2 with Commissioners Levine and Prowler voting no, and Commissioner Fung absent.

**ACTION:** Disapproved (Commissioner Fung listened to tapes & reviewed material)

**VOTE:** +4 -2

**NO:** Commissioners Levine and Prowler

**ABSENT:** Commissioner Martin

**MOTION NO.** 14023

H. REGULAR CALENDAR

13. 95.372C (ANDRADE)  
2260 BAYSHORE BOULEVARD, Lot 48 in Assessor's Block 6237; northwest corner of Raymond Avenue and Bayshore Boulevard: Request for Conditional Use Authorization to convert a former automobile service station to an automotive repair use (per Section 228.2 and 712.59) and to expand the repair



shop by an additional 1300 sq. ft. in the NC-3 (Neighborhood Commercial Moderate Scale) District.

(Continued from the Regular Meeting of November 16, 1995)

**SPEAKERS:** None

**ACTION:** Approved with conditions as drafted

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

**MOTION NO. 14024**

14. 95.554C (BERKOWITZ)

101 CARL STREET -- Lot 1 in Assessor's Block 1272, southwest corner at Cole Street: Request for Conditional Use Authorization to modify previous conditions of approval under City Planning Commission Motion No. 10674 by converting a small self service bakery to a wine bar as defined by Section 790.22 of the Planning Code in an NC-1 (Neighborhood Commercial Cluster) District.

**SPEAKERS:** None

**ACTION:** Approved with conditions as modified: delete condition #6.

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

**MOTION NO. 14025**

15. 95.569C (ANDRADE)

342 COLUMBUS -- Lot 1 in Assessor's Block 146; east side between Grant and Vallejo Streets: Request for Conditional Use Authorization to establish a small self-service restaurant with hours of operation that include remaining open from 2:00 a.m. to 6:00 a.m. in the North Beach Neighborhood Commercial District.

**SPEAKERS:** (pro) Vincenzo Pellico, Marsho Garland, Linda Zmack, Leanne West, Ray Gordon, John McDermitt; (con) Mark Gomez, David Cummings

**ACTION:** Approved with conditions as drafted

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

**MOTION NO. 14028**

16. 92.219EZ (ROSETTER)

Consideration of a proposed amendment to the Zoning Map to change the Height and Bulk District from 40-X to 28-X, for most properties in the Lakeside Subdivision, bounded by Eucalyptus Drive on the north and Junipero Serra Boulevard and 19th Avenue on the east, south and west; all of Assessor's Blocks 7228, 7229, 7229A, 7230, 7231, 7232, 7233, 7234, 7235, 7238, 7238A, 7239, 7239A, 7240, 7240A, 7241, 7242, and 7243 and all of Assessor's Block 7236 except Lot 1, all of Assessor's Block 7237 except Lot 9, and all of Assessor's Block 7244 except Lot 17. As a result of the public hearings on this matter, the proposed amendments could be modified to provide a lower or higher height limit than the proposal noted above or to exclude some properties noted above.

**SPEAKERS:** Bill Schnieder

**ACTION:** Approved

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

**RESOLUTION NO. 14027**



## SPECIAL DISCRETIONARY REVIEW HEARING

17. 95.093D (WONG/PASSMORE)

121-23 - 4TH AVENUE, Lot 3 in Assessor's Block 1364 - Request for Discretionary Review of Building Permit Application Nos. 9420847 and 9420848 for the demolition of an existing two-story architecturally significant two-family dwelling and new construction of a two-story-over-garage two-family dwelling.

(Continued without hearing from the Regular Meeting of November 9, 1995)

**NOTE:** On September 14, 1995, following testimony, the Commission, under their discretionary review powers, disapproved the demolition request until such time as there is a building permit application that can be approved by a vote of +4 -0. Commissioners Levine, Lowenberg and Martin were absent.

The building permit request was continued to 11/9/95.

**SPEAKERS:** Joyce Chen, project sponsor; David Bahlman

**ACTION:** Under their discretionary review powers, the Commission approved this project as it was proposed.

**VOTE:** +5 -0

**EXCUSED:** Commissioner Lowenberg

**ABSENT:** Commissioner Martin

18. 95.566D (PASSMORE)

434-436 45TH AVENUE, Lot 20 in Assessor's Block No 1476 - Request for Discretionary Review of Building Permit Application No. 9511640 proposing construction of an additional story, and extensions to the front and rear of an existing two-story two family dwelling within an RH-2 (Residential, House, Two-Family) zoning district.

(Continued without hearing from the Regular Meeting of November 9, 1995)

**ACTION:** Without hearing, continued to 1/18/96

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

Adjournment -- 2:55 P.M.

**THE DRAFT MINUTES ARE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON THURSDAY, JANUARY 11, 1996.**

**ACTION:** Approved as drafted

**VOTE:** +7 -0

**NOTE ON APPEALS:** Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

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120795S

RECENT PLANNING DEPARTMENT PUBLICATIONS

<u>DOCUMENT NAME</u>	<u>DATE</u>	<u>PUBLISH AMOUNT</u>
Civic Center Strategic Plan	3/1/95	\$ 1.00
Commerce & Industry Inventory Update		4/1/95 2.00
Commerce & Industry Inventory		8/1/95 12.00
Destination Downtown - Downtown Streetscape Plan	6/1/95	12.00
Housing Information Series, Changes in the Housing Inventory	9/1/95	3.00
Hunters Point Shipyard - Land Use Plan		11/1/95 0.00
Design for Development Framework		
Hunters Point Shipyard - Shipyard Futures		3/1/95 0.00
Amendments to the Master Plan		10/1/95 15.00
Neighborhood Organization Directory		10/01/95 5.00
Residential Design Guidelines		0.00
Single Room Occupancy Guidelines		9/1/95 2.00
South Bayshore Area Plan, Proposal for Adoption		4/1/95 5.00
Transbay Area Plan Background Data Report		2/27/95 10.00
Transportation Element	5/1/95	12.00

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**MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING**

THURSDAY

DECEMBER 14, 1995

**ROOM 404, BOARD OF SUPERVISORS CHAMBERS  
401 VAN NESS AVENUE  
1:30 P.M.**

12:00 P.M.

**CLOSED SESSION - DIRECTOR'S PERFORMANCE EVALUATION**

**ACTION:** No disclosure

**VOTE:** +4 -0

**ABSENT:** Commissioners Boomer, Prowler and Unobskey

**Adjournment -- 1:30 P.M.**

**REGULAR MEETING**

**PRESENT:** Commissioners Fung, Levine, Lowenberg, Martin, Prowler

**ABSENT:** Commissioners Boomer and Unobskey

**THE METING WAS CALLED TO ORDER BY VICE PRESIDENT FUNG AT 1:40 P.M.**

**STAFF IN ATTENDANCE:** Lucian Blazej - Director of Planning, Robert Passmore - Zoning Administrator, Milton Edelin, Alec Bash, Gerald Green, Paul Deutsch, Alice Glasner, Barry Pearl, Linda Avery - Commission Secretary

**A. ITEMS TO BE CONTINUED**  
**NONE**

**B. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

(1) Mike Page, re: Thank the Commission for their efforts and service during the Jordan Administration; (2) Virginia Conway, re: Don't need another park in the Civic Center for safety purposes; (3) Anita Theoharis, re: -Westwood Park re-mapping was approved at the Board's Land Use Committee; -Thank the



Commission for the recommendation; (4) Alice Barkley, re: Recognition of Commission's and Director's efforts over the past four years; (5) Joseph Miksak, re: 15 Graystone Terrace--requested that the Department call it back for design review. Vice President Fung directed that the matter be referred to the Zoning Administrator for review and any appropriate action.

C. COMMISSIONERS' QUESTIONS AND MATTERS

1. Consideration of adoption -- Draft minutes of October 12, October 19, November 9, November 16, and November 30, 1995.

**ACTION:** Approved as drafted

**VOTE:** +5 -0

**ABSENT:** Commissioners Boomer and Unobskey

D. DIRECTOR'S REPORT

2. (PASSMORE)  
Information presentation on work underway at the Whitefront site at 16th Street between Bryant and Potrero (Note: This is not an action item.)

**SPEAKERS:** Laws Erick, rep of sponsor

**ACTION:** None. Informational only.

3. (HORTON)  
50TH ANNIVERSARY OF THE MASTER PLAN. Consideration of a Resolution acknowledging and memorializing the 50th Anniversary of the adoption of the San Francisco Master Plan on December 20, 1945. There will be a special reception honoring this occasion on December 20, 1995 in the Green Room, War Memorial Building from 6 to 9 p.m. There will be a presentation at 7 p.m. RSVP - Janice King at 558-6266 by December 15.

**SPEAKERS:** Roberta Caravelli

**ACTION:** Approved

**VOTE:** +5 -0

**ABSENT:** Commissioners Boomer and Unobskey

**RESOLUTION NO. 14026**

4. 90.037C (PASSMORE)  
1301 SAN JOSE AVENUE, informational report - property commonly known as the Ray Oil Burner Factory, site from west of Rousseau Street to Milton Street with frontage on Rousseau, Milton and Bosworth Streets, all of Assessor's Block 6724 and Lots 2, 5, 6, 7 and 15 in Assessor's Block 6747.

**SPEAKERS:** Burt Hammel, project sponsor; Bruce Bonnickner, project architect; Roberta Caravelli, Leslie Terry, Michael, Ruth Jensen,

**ACTION:** Staff directed to explore avenues to compel sponsor to remove sign.

5. DIRECTOR'S ANNOUNCEMENTS  
NONE



6. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS  
NONE

7. (BASH)  
Consideration of Current Planning/Environmental Performance Targets Report, First Quarter FY 1995-96.

**SPEAKERS:** None

**ACTION:** Informational only.

8. (GHOSH)  
Review of Long Range Planning accomplishments during FY 1994-95, assessment of FY 95-96 work program and FY 95-96 First Quarter Report.  
(Continued from the Regular meeting of November 30, 1995)

**SPEAKERS:** None

**ACTION:** Continued to 2/1/96

**VOTE:** +5 -0

**ABSENT:** Commissioners Boomer and Unobskey

- E. TIER III CASES, Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

9. 414 ROOSEVELT WAY, Lot 6 in Assessor's Block No 2618A - Informational Presentation of Building Permit Application No. 9517900. The proposal is for a horizontal addition of 57 square feet to the southwest corner (the kitchen) of the house.

**ACTION:** No opposition. No DR. Approved as proposed.

**VOTE:** +4 -0

**ABSENT:** Commissioners Boomer, Prowler and Unobskey

- F. REGULAR CALENDAR

10. 95.485C (COLEMAN)  
69 WEST PORTAL AVENUE, south side between Vicente and Ulloa Streets, Lot 23C in Assessor's Block 2979A--Request for authorization of Conditional Use under Section 729.42 of the Planning Code to establish a full service restaurant in the West Portal Neighborhood District in a 26-X Height and Bulk District.  
(Continued from the Regular Meeting of December 7, 1995)

**SPEAKERS:** None

**ACTION:** Approved with conditions as drafted

**VOTE:** +4 -0

**ABSENT:** Commissioners Boomer, Prowler and Unobskey

**MOTION NO.** 14029



11. 95.544C (CHIONG)

2761-2791 24TH STREET, Lot 36 in Assessor's Block 4266: Request for conditional use authorization to construct a second story addition of approximately 3,000 sq. ft. over ground level commercial space and theater to be utilized for classrooms and offices within the 24th Street Mission Neighborhood Commercial District.

(Continued from the Regular Meeting of November 30, 1995)

**SPEAKERS:** Ellen Gavin of BRAVA, the project sponsors; The project architect (name was not clear)

**ACTION:** Approved with conditions as modified: on Finding #11f, the last sentence should read: ...The Department concurs with Page & Turnbull determination that the York Theater is a historic resource which is eligible for placement on the National Register of Historic Places although the City has rejected designation of the building as a landmark pursuant to Article 10 of the Planning Code.; under Conditions of Approval, the second condition (that was listed as #3), first sentence amended to read: The Project Sponsor shall preserve as much of historical detail as possible and prepare a detailed set of architectural plans, and project specifications...; the last sentence of the above mentioned condition was deleted; the third and sixth conditions (that were listed as #4 & #7 respectively) were deleted; and the second sentence of the eighth condition (listed as #9) should read: ...The Project Sponsor shall consider the retention and possible re-use of both of these historic features, but shall be permitted to remove the marquee, ticket booth, and signage subject to the review and approval of an appropriate replacement by the Department.

**VOTE:** +5 -0

**ABSENT:** Commissioners Boomer and Unobskey

**MOTION NO.** 14030

13. 95.530E (GLASNER)

PIER 39 FERRIS WHEEL. APPEAL OF PRELIMINARY NEGATIVE DECLARATION. Removal of the existing carousel at the northerly end of Pier 39 and replacement with a Ferris Wheel that would be up to 65 feet in height and carry 16 gondolas. Each gondola would carry a maximum of six people for a total capacity of 96 people per five-minute ride. The Ferris wheel would entail no new construction other than a platform and structural support above the existing concrete platform and placement of queuing rails. The hours of operation would be between 10:00 a.m. and 10:00 p.m. (11:00 p.m. in summer), the same as normal business hours for Pier 39. The project requires a text amendment to the Planning Code to create an exemption from the 40-foot height limit applicable to the property, modification of a City Planning Commission Conditional Use authorization to permit lighting above a height of 35 feet and Conditional Use authorization for a non-waterborne commerce and navigation use at Pier 39 not previously included in approved plans.

**SPEAKERS:** (con) Michael Alexander, Bob Tibbits, Stewart Morton, Ed Vanegri,



Franciscan Centurion, Joan Wood, Joel Ventresca, Jane Morrison; (pro)  
Jan Wallace - attorney for sponsor

**ACTION:** Approved. The Negative Declaration was upheld

**VOTE:** +4 -1

**NO:** Commissioner Martin

**ABSENT:** Commissioners Boomer and Unobskey

**MOTION NO. 14031**

12. 95.530T (NIXON)

PIER 39, between the Embarcadero and Beach Street, Lot 39 in Assessor's Block 9900 - Request for an amendment to Planning Code Section 260 (b) (2) (G) to allow a height exception for open air amusement structures in C-2 Districts where otherwise permitted by Section 221(h) if approved pursuant to Section 303, to a maximum height of 65 feet, with an area above the height limit, measured parallel to the ground, not exceeding 1,000 square feet.

**NOTE:** Items 12 & 14 were called and heard together.

**SPEAKERS:** (pro) Jan Wallace - attorney for sponsor, Alesandro Baccari, Jon Chintanaroad, Robert Foster, Aj Brown, Gregory Richardson, Cynthia Jones, N. Washington; (con) Mary Ann Miller, Joel Ventresca, Stewart Morton, Joan Wood, Bob Tibbits, Francisco Centurion, Patricia Vaughey

**ACTION:** Approved

**VOTE:** +5 -0

**ABSENT:** Commissioners Boomer and Unobskey

**RESOLUTION NO. 14032**

14. 95.530C (NIXON)

PIER 39, between the Embarcadero and Beach Street, Lot 39 in Assessor's Block 9900(1) Request for Conditional Use to amend an existing conditional use authorization (Motion 11726) to allow lights above a height of 35 feet and (2) a request for non-maritime activities (a Ferris wheel) on the pier.

**SPEAKERS:** (pro) Jan Wallace - attorney for sponsor, Alesandro Baccari, Jon Chintanaroad, Robert Foster, Aj Brown, Gregory Richardson, Cynthia Jones, N. Washington; (con) Mary Ann Miller, Joel Ventresca, Stewart Morton, Joan Wood, Bob Tibbits, Francisco Centurion, Patricia Vaughey

**ACTION:** Approved with conditions as modified: under Conditions of Approval, Land Use, the first sentence should read: ...This authorization is for one single exception for the installation and operation of a ferris wheel at Pier 39, to be located at the site of the existing carousel at the northerly end of the pier.; add a new Section E, Design: Detail design drawings including the location of the ferris wheel shall be reviewed and approved by Department staff prior to issuance of the building permit. Final design, materials, color, texture and detailing shall be reviewed and approved by the Department.

**VOTE:** +5 -0

**ABSENT:** Commissioners Boomer and Unobskey

**MOTION NO. 14033**



15. 95.348C (PEARL)

1700 HAIGHT STREET, northwest corner of Cole Street; Lot 33 in Assessor's Block 1229: -- Request for Conditional Use authorization under Section 719.83 of the Planning Code to install a total of nine antennas and a base transceiver station as part of a wireless communication network on the roof of the existing building located in the Haight Street Neighborhood Commercial District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of November 30, 1995)

**SPEAKERS:** (con) Mary Irene Zemanek, Jeanette Kearney, Albert Hom, Jerry Diamond, Dan Traub, Jan Diamond, Steve Morse, Philip Carlton, Joel Ventresca, Erica Zweig, Franklin Devore, Patricia Vaughey, Ena Aguirre, Irene Muhrlin, Phil Haman, Eric; (pro) Jerry Bushberger

**ACTION:** Following testimony, continued to 1/11/96

**VOTE:** +5 -0

**ABSENT:** Commissioners Boomer and Unobskey

16. 95.389C (PEARL)

6143-6153 GEARY BOULEVARD, southeast corner of 26th Avenue; Lot 35A in Assessor's Block 1519: -- Request for Conditional Use authorization under Section 712.83 of the Planning Code to install a total of six antennas and two base transceiver stations as part of a wireless communication network on the roof of the existing building located in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of November 30, 1995)

**SPEAKERS:** (con) Mary Irene Zemanek, Jeanette Kearney, Albert Hom, Jerry Diamond, Dan Traub, Jan Diamond, Steve Morse, Philip Carlton, Joel Ventresca, Erica Zweig, Franklin Devore, Patricia Vaughey, Ena Aguirre, Irene Muhrlin, Phil Haman, Eric; (pro) Jerry Bushberger

**ACTION:** Following testimony, continued to 1/11/96

**VOTE:** +5 -0

**ABSENT:** Commissioners Boomer and Unobskey

17. 95.390C (PEARL)

2696 GEARY BOULEVARD, north side, between Masonic Avenue and Emerson Street; Lot 04 in Assessor's Block 1071: -- Request for Conditional Use authorization under Section 712.83 of the Planning Code to install a total of six antennas and two base transceiver stations as part of a wireless communication network on the existing building located in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of November 30, 1995)

**SPEAKERS:** (con) Mary Irene Zemanek, Jeanette Kearney, Albert Hom, Jerry Diamond, Dan Traub, Jan Diamond, Steve Morse, Philip Carlton, Joel Ventresca, Erica Zweig, Franklin Devore, Patricia Vaughey, Ena Aguirre, Irene Muhrlin, Phil Haman, Eric; (pro) Jerry Bushberger

**ACTION:** Following testimony, continued to 1/11/96

**VOTE:** +5 -0

**ABSENT:** Commissioners Boomer and Unobskey



18. 95.391C (PEARL)

1400 LOMBARD STREET, southwest corner of Van Ness Avenue; Lot 10 in Assessor's Block 498: -- Request for Conditional Use authorization under Section 209.6.(b) of the Planning Code to install a total of six antennas and two base transceiver stations as part of a wireless communication network on the roof of the existing building located in an RC-3 (Residential-Commercial, Combined: Medium Density) District and a 65-A Height and Bulk District.

(Continued from Regular Meeting of November 30, 1995)

**SPEAKERS:** (con) Mary Irene Zemanek, Jeanette Kearney, Albert Hom, Jerry Diamond, Dan Traub, Jan Diamond, Steve Morse, Philip Carlton, Joel Ventresca, Erica Zweig, Franklin Devore, Patricia Vaughey, Ena Aguirre, Irene Muhrlin, Phil Haman, Eric; (pro) Jerry Bushberger

**ACTION:** Following testimony, continued to 1/11/96

**VOTE:** +5 -0

**ABSENT:** Commissioners Boomer and Unobskey

19. 95.392C (PEARL)

2505 LOMBARD STREET, southwest corner of Divisadero Street; Lot 01 in Assessor's Block 938: -- Request for Conditional Use authorization under Section 712.83 of the Planning Code to install a total of six antennas and two base transceiver stations as part of a wireless communication network on the roof of the existing building located in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of November 30, 1995)

**SPEAKERS:** (con) Mary Irene Zemanek, Jeanette Kearney, Albert Hom, Jerry Diamond, Dan Traub, Jan Diamond, Steve Morse, Philip Carlton, Joel Ventresca, Erica Zweig, Franklin Devore, Patricia Vaughey, Ena Aguirre, Irene Muhrlin, Phil Haman, Eric; (pro) Jerry Bushberger

**ACTION:** Following testimony, continued to 1/11/96

**VOTE:** +5 -0

**ABSENT:** Commissioners Boomer and Unobskey

20. 95.393C (PEARL)

669-677 PORTOLA DRIVE, south side, between Teresita Boulevard and Fowler Avenue; Lot 17 in Assessor's Block 2901B: -- Request for Conditional Use authorization under Section 710.83 of the Planning Code to install a total of six antennas and two base transceiver stations as part of a wireless communication network on the roof of the existing building located in an NC-1 (Neighborhood Commercial Cluster) District and a 26-X Height and Bulk District.

(Continued from Regular Meeting of November 30, 1995)

**SPEAKERS:** (con) Mary Irene Zemanek, Jeanette Kearney, Albert Hom, Jerry Diamond, Dan Traub, Jan Diamond, Steve Morse, Phillip Carlton, Joel Ventresca, Erica Zweig, Franklin Devore, Patricia Vaughey, Ena Aguirre, Irene Muhrlin, Phil Haman, Eric; (pro) Jerry Bushberger

**ACTION:** Following testimony, continued to 1/11/96

**VOTE:** +5 -0

**ABSENT:** Commissioners Boomer and Unobskey



21. 95.394C (PEARL)  
2324 MARKET STREET, northwest side, between 16th and Castro Streets; Lot 4 in Assessor's Block 3562: -- Request for Conditional Use authorization to install a total of six antennas and two base transceiver stations as part of a wireless communication network on the roof of the existing building located in an Upper Market Neighborhood Commercial District and a 40-X Height and Bulk District.  
(Continued from Regular Meeting of November 30, 1995)  
**SPEAKERS:** (con) Mary Irene Zemanek, Jeanette Kearney, Albert Hom, Jerry Diamond, Dan Traub, Jan Diamond, Steve Morse, Philip Carlton, Joel Ventresca, Erica Zweig, Franklin Devore, Patricia Vaughney, Ena Aguirre, Irene Muhrlin, Phil Haman, Eric; (pro) Jerry Bushberger  
**ACTION:** Following testimony, continued to 1/11/96  
**VOTE:** +5 -0  
**ABSENT:** Commissioners Boomer and Unobskey

AT APPROXIMATELY 8:00 P.M. THE CITY PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

22. 95.441D (PASSMORE)  
25 SAN ANSELMO AVENUE, north side between Santa Clara Avenue and Portola Drive, Lot 12 in Assessor's Block No. 3072A. Request for Discretionary Review of Building Permit Application #9511341 for the replacement of an existing attic story with a new second floor story and the remodeling of the first floor in an RH-1 (D) (Residential, One-Family, Detached) District. The initial second floor proposal has been redesigned and considerably reduced in height and in size through the recommendation of the Planning Department.  
**ACTION:** Without hearing, continued to 1/11/96  
**VOTE:** +4 -0  
**ABSENT:** Commissioners Boomer, Martin and Unobskey
23. 95.626D (PASSMORE)  
1000-02 1300-02 RHODE ISLAND STREET, west side at 24th Street, Lot 1 in Assessor's Block No. 4260 - Request for Discretionary Review of Building Permit Application No. 9512223 proposing the reconstruction of a rear garage structure damaged by fire, the removal of a dormer on the west side of the garage constructed without building permit, and the removal of three illegal dwelling units constructed without permit. The property is within an RH-2 (House, Two-Family) District.  
**SPEAKERS:** (con) Jon Pon, DR requestor; Dick Millet; (pro) Bill Walters, project architect  
**ACTION:** Under their discretionary review powers, the Commission approved the staff position.  
**VOTE:** +4 -0  
**ABSENT:** Commissioners Boomer, Martin and Unobskey

Adjournment -- 8:20 P.M.



**THE DRAFT MINUTES ARE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON THURSDAY, JANUARY 11, 1996.**

**ACTION:** Approved as drafted

**VOTE:** +7 -0

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

**ACCESSIBLE MEETING POLICY**

Hearings will be held at the War Memorial Building while City Hall is closed for repairs, 401 Van Ness Avenue, Room 428, Fourth Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points along McAllister. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

**KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE**

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at 554-6075.

121495S



RECENT PLANNING DEPARTMENT PUBLICATIONS

<u>DOCUMENT NAME</u>	<u>PUBLISH DATE</u>	<u>AMOUNT</u>
Civic Center Strategic Plan	3/1/95	\$ 1.00
Commerce & Industry Inventory Update	4/1/95	2.00
Commerce & Industry Inventory	8/1/95	12.00
Destination Downtown - Downtown Streetscape Plan	6/1/95	12.00
Housing Information Series, Changes in the Housing Inventory	9/1/95	3.00
Hunters Point Shipyard - Land Use Plan	11/1/95	0.00
<u>Design for Development Framework</u>		
Hunters Point Shipyard - Shipyard Futures	3/1/95	0.00
Amendments to the Master Plan	10/1/95	15.00
Neighborhood Organization Directory	10/01/95	5.00
Residential Design Guidelines		0.00
Single Room Occupancy Guidelines	9/1/95	2.00
South Bayshore Area Plan, Proposal for Adoption	4/1/95	5.00
Transbay Area Plan Background Data Report	2/27/95	10.00
Transportation Element	5/1/95	12.00

To obtain a copy of any of the above listed publications, or for a more complete list of Planning Department Publications, visit the Department's Reception Counter at 1660 Mission Street, Fifth Floor, San Francisco, CA 94103

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